



Anchor Mechanical

Dedicated to Superior HVAC Services for your Home and Business

PO Box 746
Forest Hill, MD 21050
410.452.5601
info@anchormech.com
www.anchormech.com

Anchor Maintenance Terms

Anchor Mechanical LLC Agrees To:

Provide Two (2) regularly scheduled preventive maintenance calls during the year (filters, water panels, oil nozzle and oil filters will be changed during preventive maintenance).

1. Inspect fan/blower assembly, cleaning additional cost if required.
2. Furnish all belts, oils, and lubricants for service of covered equipment annually.
3. Lubricate fan/blower assembly bearings as required.
4. Inspect belts and sheaves, adjust as required.
5. Inspect condenser and evaporator coils (if accessible). Chem cleaning additional cost if required. *Unless homeowner opts in for coil cleaning.
6. Inspect and clean condensate drain pans as required.
7. Flush out condensate drain lines.
8. Put drain tablets in evaporate pan.
9. Inspect electrical wiring and tighten connections as required.
10. Check crankcase heater for proper operation.
11. Inspect contactors, relays and other controls.
12. Check compressor(s) for proper operation.
13. Check amp draw and voltage on compressor and fan motors.
14. Check out gas heat section or electric heaters where applicable.
15. Test system operation.
16. Inspect refrigerant piping.
17. Check system for proper refrigerant charge, and to assure system is leak free.
18. Check thermostat for proper operation.
19. Notify owner of any abnormal conditions or necessary repairs.
20. Instruct customer in the basic operation of system(s) to provide peak operating efficiency.

Terms of Enrollment

Anchor Mechanical agrees to provide a comprehensive maintenance program designed to reduce your utility bills and repair costs, after any existing defects are corrected.

The Customer agrees to furnish safe, reasonable access to the building and covered equipment. If required, the Customer will remove any material, fixtures or walls so adequate access can be gained to the equipment.

This agreement does not include the repair or replacement of recording or portable instruments, electrical disconnects switches, casing or cabinets, insulation, gas lines, compressors, ductwork, boiler shells, tubes, vents, heat exchangers, flues & grilles.

Provide emergency service whenever required. (Contract customers are given priority service over non-contract customers.)

Maintenance to be rendered during normal working hours, Monday through Friday, 7:00 a.m. to 5:00 p.m.

Additional Benefits

- Improved Efficiency
- Extended Equipment Life
- Restored Capacity
- The customer will be billed at **Preferred Customer Rates**

A properly performed maintenance – a precision tune-up – twice a year, will improve safety, keep your system running at peak efficiency and save you money according to a major study – *Louisiana Cooperative Study*.



Thank you for your business!

Anchor Mechanical LLC

