



43-15 36th Street Long Island City New York 11101

TEL 718•361•2811 FAX 718•361•5798

www.adwinstonservice.com

INSPECTION and MAINTENANCE AGREEMENT

a. d. winston service inc. proposes to furnish Planned Inspection, Maintenance, and Emergency Services for the Equipment listed below located in the premises **EPSTEIN RESIDENCE 9 EAST 71ST STREET NEW YORK, NY 10021** starting **Upon Acceptance/Signature** and extending for a period of one year from this date.

a.d. winston service inc. shall furnish all labor necessary to inspect equipment, grease and oil as necessary, change filters and belts as needed. Replacement parts and materials required to keep the equipment in good operating condition shall be installed at the rates and prices that prevail at the time such repairs are made. Replacement parts, which are standard truck stock, will be installed at the time of the service call. Repairs requiring non-stock parts shall be quoted and approval given before repairs are performed unless the nature of the emergency requires our immediate response (Replacement parts and materials, pick up and delivery, and shop repairs are not included as part of this agreement).

a.d. winston service inc. shall provide Emergency Service as needed, between inspections, during normal working hours. As a Planned Inspection, Maintenance, and Emergency Service Customer, you shall receive Preferential Service over all other types of service activity.

a.d. winston service inc. shall provide **(6)** (see page 6 for details) regularly scheduled inspections of the equipment listed herein during the term of this agreement. This shall include start-up preparation of equipment for the summer cooling season and shutdown or changeover of equipment from summer to winter operation.

This agreement shall include service calls made during normal working hours, between 8:00 am and 4:30 p.m., Monday through Friday, excluding holidays. Emergency Service is available on a 24-hour basis, but the customer shall be required to pay the charges based on our current labor rates and the prevailing overtime differential as directed by our labor agreements. Overtime rates shall apply for portal-to-portal time for the service mechanic on call. **a.d. winston service inc.** has mechanics on call 24 hours per day, 7 days per week. Emergency Service can be obtained by calling (718) 361- 2811, 24 hours a day.

GENERAL

a.d. winston service inc. shall furnish Planned Inspection, Maintenance, and Emergency Service until written notice of termination is given. This contract is subject to price revision and/or cancellation on any anniversary date by written notice of either party at least 30 days prior to such anniversary date. No refund of payment shall be made if contract is canceled before the anniversary date.

a.d. winston service inc., assumes no liability whatsoever and is not liable for any work performed or materials furnished by anyone other than **a.d. winston service inc.** and at our option, we may declare this contract to be void if at any time during its term, services are performed by anyone other than us in connection with all equipment covered by this agreement. We shall not be responsible for the system design or its performance in maintaining design conditions except for the failure of the equipment covered under the terms of this agreement.

a.d. winston service inc., shall not be required to make any repairs or replace any parts caused by the negligence or wrongful use of the owner or his agents, accidents, abuse, fire, freezing, flood, failure of power or water supply, drainage, plumbing, strikes, acts of God, war, requirements of governmental agencies in their enforcement of codes, items recommended or required by insurance companies, government, state, municipal and/or other authorities, building regulations, or union regulations. If the equipment requires the use of water, either re-circulated or otherwise, we shall not be responsible for contamination of the water or corrosion of the pipes for any reason whatsoever. Services rendered for any repairs due to the items listed above shall be considered an extra to this agreement and shall be paid for by the customer.

a.d. winston service inc. is not liable for any equipment controls, or systems not listed on our equipment page.

a.d. winston service inc. shall carry Workmen's Compensation and Public Liability Insurance during the term of this agreement.

a.d. winston service inc. shall perform the applicable maintenance procedures for the equipment specified on the "EQUIPMENT LIST". The maintenance procedures are as follows

a.d. winston service, inc.

JOB NAME: EPSTEIN RESIDENCE

ADDRESS: 9 EAST 71ST STREET

EQUIPMENT LIST

Description

UNIT	MANUFACTURER	MODEL# SERIAL#	TONS	LOCATION	SERVES
AC-1	CARRIER AIRHANDLER W/ CW/HW COILS	M#39E17 S# N/A		BSMT MER	1 ST FL & 2 ND FL EAST
AC-2	CARRIER AIRHANDLER W/ CW/HW COILS	M#39E17 S# N/A		BSMT MER	1 ST & 2 ND FL WEST
AC-3	CARRIER AIRHANDLER W/ CW/HW COILS	M#39E17 S# N/A		PENTHOUSE MER	3 RD 4 TH 5 TH FL
CH-1	CARRIER CHILLER	M#30HK040530 S#1890500778	40	BSMT MER	COOLING FOR FAN COILS
CH-2	MULTISTACK MODULE CHILLER	M# S#	50	BSMT MER	COOLING FOR FAN COILS
CT-1	BAC COOLING TOWER	M#VXT30 S# N/A		ROOF	
CT-2	BAC COOLING TOWER	M#VXT30 S# N/A		ROOF	
AC-01	7 REHEAT COIL ZONE VALVES	M# S#		BSMT MER	AC#1 #2
AC-02	4 REHEAT COIL ZONE VALVES	M# S#		BSMT MER	
AC-03	9 REHEAT COIL ZONE VALVES	M# S#		5 TH FL MER	MASTER BEDROOM
	PURIFIL FRESH AIR FAN	M#PSA302-72-2P- 18M-12F S#K90-6717		BSMT	AC-01
AC-4	CW/HW CARRIER FAN COIL UNIT	M#39E08 S# N/A	10		CATERING KITCHEN
AC-5	CW/HW CARRIER FAN COIL UNIT	M#42DD06 S# N/A	2.5		RM 523 LIVING ROOM
AC-6	CW/HW CARRIER FAN COIL UNIT	M# 42DD05 S# N/A	2		RM 304 BEDROOM STAIRS
AC-8	CARRIER FAN COIL UNIT	M# 42DD08 S# N/A			RM 607 STAFF DAY ROOM

a.d. winston service, inc.

JOB NAME: EPSTEIN RESIDENCE

ADDRESS: 9 EAST 71ST STREET

EQUIPMENT LIST

DESCRIPTION

UNIT	MANUFACTURER	MODEL# SERIAL#	TONS	LOCATION	SERVES
AC-9	CW CARRIER FAN COIL UNIT	M#50AH024 S# N/A	2		AUDIO VISUAL
AC-10	CW/HW CARRIER FAN COIL UNIT	M# 42DD05 S# N/A	2		RM 108 SECURITY ROOM
AC-11	CW/HW CARRIER FAN COIL UNIT	M#39B05 S# N/A	4		RM 013 CELLAR
AC-12A	FAN COIL UNIT	M# N/A			WINE CELLAR/
AC-12B	FAN COIL UNIT	M# N/A			TELEPHONE RM
AC-13	CW/HW CARRIER FAN COIL UNIT	M# 42DD02 S# N/A	1		RM 020 CELLAR LAUNDRY
AC-15	CW TRANE FAN COIL UNIT W/ELECTRIC HEAT	M#WPRD019 S# N/A	2		SECURITY CLOSET
AC-16	CW CARRIER FAN COIL UNIT	M#42DD3 S# N/A	2.5		SUBCELLR
AC-17	CW/HW CARRIER FAN COIL UNIT	M#42DD05 S# N/A	2		RM 505 SOUTH BEDROOM
P-1	WEINMAN CONDENSER WATER PUMP	M#1.5 KHB	10HP	SUBCELLAR	CONDENSER WATER
P-2	WEINMAN CONDENSER WATER PUMP	M#1.5 KHB	10HP	SUBCELLAR	CONDENSER WATER
P-3	WEINMAN CONDENSER WATER PUMP	M#1.5KHB	10HP	SUBCELLAR	CONDENSER WATER STANDBY
P-4	WEINMAN CHILLED WATER PUMP	M#1.5KHB	3 HP	SUBCELLAR	CHILLED WATER
P-5	WEINMAN CHILLED WATER PUMP	M#1.5KHB	3HP	SUBCELLAR	CHILLED WATER

COMPLETE INDUSTRIAL AND COMMERCIAL HVAC SERVICE AND MAINTENANCE

a.d. winston service, inc.

**JOB NAME: EPSTEIN RESIDENCE
 ADDRESS: 9 EAST 71ST STREET
 EQUIPMENT LIST
 DESCRIPTION**

UNIT	MANUFACTURER	MODEL# SERIAL#	TONS	LOCATION	SERVES
P-6	WEINMAN HOT WATER PUMP	M#1.5GTB	2	SUBCELLAR	HOT WATER
P-7	WEINMAN HOT WATER PUMP	M#1.5GTB	2	SUBCELLAR	HOT WATER STANDBY
H-1	NORTEC HUMIDIFIER W/STEAM	M#HTC050 S# N/A		CELLAR MER	AC-1
H-2	NORTEC HUMIDIFIER W/STEAM	M#HTC050 S#N/A		CELLAR MER	AC-2
H-3	NORTEC HUMIDIFIER W/STEAM	M#HTC050 S#N/A		ROOF MER	AC-3
EF-1	GREENHECK UTILITY FAN	M#SWB-20		6 TH FL	CELLAR CATERING KITCHEN
EF-2	GREENHECK CENTRIFIGAL FAN	M#GW-100-A		SIDE WALL	2 ND FL MAIN KITCHEN
EF-3	GREENHECK UTILITY FAN	M#SFB-10		SIDE WALL	1 ST FL KTICHEN
EF-4	GREENHECK INLINEFAN	M#BSQ-12-4		CATERING KITCHEN	DISHWASH EXH.
EF-5	GREENHECK CENTRIFIGAL FAN	M#GW-90-D		SIDE WALL	3 RD FL BATHROOM EXHAUST
EF-6	KANALFLAKT INLINE FAN	M#KE20-10		6 TH FL	CELLAR BATHROOM EXHAUST
EF-7	GREENHECK CENTRIFIGAL FAN	M#GW-90-G		SIDE WALL	5 TH FL BATHRO OM EXHAUST

a.d. winston service, inc.

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ADDRESS: 9 EAST 71ST STREET
EQUIPMENT LIST
DESCRIPTION**

UNIT	MANUFACTURER	MODEL# SERIAL#	TONS	LOCATION	SERVES
EF-8	KANALFLAKT CENTRIFIGAL FAN	M#KE-20-10		6 TH FL	1 ST 2 ND FLOOR BATHROOM EXHAUST
EF-9	GREENHECK CENTRIFIGAL FAN	M#GW-90-D		SIDE WALL	4 TH FL NORTH BATHROOM EXAUST
EF-10	KANALFLAKT CENTRIFIGAL FAN	M#KE-20-10		6 TH FL	MASTERBATH ROOM EXHAUST
EF-12	KANALFLAKT INLINE FAN	M#KE16-8		6 TH FL	LOCKER ROOM EXH.
EF-13	KANALFLAKT INLINE FAN	M#KE16-8		6 TH FL	4 TH FL SOUTH BATHROOM EXHAUST
EF-14	GREENHECK CENTRIFIGAL FAN	M#GW-95-D		SIDE WALL	1 ST FL NORTH BATHROOM EXHAUST
EF-15 & 16	KANALFLAKT CENTRIFIGAL FAN	M#KK200		6 TH FL	BATHROOM KITCHEN
EF-17 & 19	KANALFLAKT CENTRIFIGAL FAN	M#K6		SUBCELLAR	EL ROOM EXHAUST
EF-18	KANALFLAKT CENTRIFIGAL FAN	M#KE-20-126		SUBCELLAR	MER EXHAUST
EF-20	KANALFLAKT INLINE FAN	M#K8-120		5 TH FL	STAFF KITCHEN

a.d. winston service, inc.

**JOB NAME: EPSTEIN RESIDENCE
ADDRESS: 9 EAST 71ST STREET
EQUIPMENT LIST
DESCRIPTION**

NOTE:

- ▶ **FILTERS AND BELTS INCLUDED IN CONTRACT.**
- ▶ **1X ANNUAL CLEANING OF MULTISTACK CHILLER AND CARRIER CHILLER.**
- ▶ **2X YEAR EVAPORATOR AND HOT WATER COIL CLEANING.**
- ▶ **1X YEAR REPLACEMENT OF HUMIDIFIER CYLINDERS.**
- ▶ **6X YEAR INSPECTION ON PUMPS.**
- ▶ **3X YEAR INSPECTION ON HUMIDIFIERS.**
- ▶ **2X YEAR INSPECTION ON EXHAUST FANS.**
- ▶ **6X YEAR INSPECTION ON AIRHANDLERS AND FAN COILS.**
- ▶ **6X YEAR INSPECTION ON SANDFILTER.**
- ▶ **1X YEAR CLEAN SUMP AND COOLING TOWER.**
- ▶ **6X YEAR CLEAN MULTISTACK CHILLER STRAINERS.**
- ▶ **GALLO GUN CARTRIDGES INCLUDED IN CONTRACT.**

NOTE:

- ▶ **STEAM STATIONS FOR DOMESTIC HOT WATER SYSTEM AND HEATING SYSTEM NOT INCLUDED IN CONTRACT.**
- ▶ **DDC CONTROL SYSTEM NOT INCLUDED IN CONTRACT.**

a.d. winston service, inc.

PERIODIC INSPECTION and MAINTENANCE of AIR HANDLING UNIT

PRE-SEASON SERVICE

VISUAL INSPECTION OF ALL EQUIPMENT

SPEAK TO CUSTOMER FOR ANY COMPLAINTS AND CONCERNS

TURN ON SUPPLY TO COILS AND TEST T.D.

CHECK OPERATION OF CONTROLS AND CALIBRATE AS NECESSARY

CHECK SETTING OF VALVES AND DAMPERS ADJUST AND LUBRICATE AS NECESSARY

LUBRICATE FAN AND MOTOR BEARINGS TIGHTEN LOCKING NUTS AS NECESSARY

CHECK AND ADJUST FAN BELT CONDITION TENSION AND CHANGE WHERE NECESSARY

CHECK AND REPORT ON CONDITION OF AIR FILTERS AND CHANGE WHERE NECESSARY

CHECK AND CLEAN STRAINERS AND TRAPS

CHECK AND TEST CONDENSATE PUMPS AND CLEAN SUMP

CHECK BLOWER WHEELS AND COILS FOR CLEANLINESS

REPLACE ALL PANELS AND SCREWS

CLEAN AREA

a.d. winston service, inc.

MID-SEASON SERVICE INSPECTIONS

VISUAL INSPECTION OF ALL EQUIPMENT

SPEAK TO CUSTOMER FOR ANY COMPLAINTS AND CONCERNS

LUBRICATE FAN AND MOTOR BEARINGS

CHECK AND ADJUST FAN BELT CONDITION AND TENSION, CHANGE AS NECESSARY

CHECK THERMOSTATS AND CALIBRATE AS NECESSARY

CHECK AND REPORT ON CONDITION OF AIR FILTERS AND CHANGE AS NECESSARY

CHECK MOTOR AMPERAGE AGAINST F.L.A.

CHECK T.D. ACROSS COILS

REPLACE ALL PANELS AND SCREWS

CLEAN AREA

a.d. winston service, inc.

YEAR ROUND SERVICE

AIR CONDITIONING UNITS

VISUAL INSPECTION OF ALL EQUIPMENT

SPEAK TO CUSTOMER FOR ANY COMPLAINTS AND CONCERNS

CHECK CONDITION OF AIR FILTERS AND REPLACE AS NECESSARY

CHECK CONDITION OF COOLING COILS AND CONDENSER COILS, BRUSH CLEAN WHERE NECESSARY

CHECK CONDITION OF CONDENSER TUBES AND CONDENSER PRESSURE CONTROLS

CHECK CONDITION OF PULLEY AND FLYWHEELS FOR TIGHTNESS AND CLEANLINESS

CHECK AND ADJUST FAN BELT CONDITION AND TENSION AND CHANGE WHERE NECESSARY

CHECK AND ADJUST FAN WHEEL CLEARANCE OF HOUSING AND CLEAN AS NECESSARY

TAKE T.D. ACROSS COOLING COILS AND CONDENSERS

CHECK AND CLEAN CONDENSATE DRAINS AND PANS

CHECK CONDENSATE PUMPS AND CLEAN SUMP

CHECK OPERATION OF THERMOSTATS AND CALIBRATE AS NECESSARY

CHECK OPERATING AND SAFETY CONTROLS AND CALIBRATE AS NECESSARY

TIGHTEN ALL CONNECTIONS IN CONTROL PANEL WHERE NECESSARY

CHECK REFRIGERANT CHARGE AND TEST FOR LEAKS WHERE NECESSARY

CHECK COMPRESSOR OPERATING PRESSURES

LUBRICATE MOTORS AND BEARINGS, AND TIGHTEN LOCKING COLLARS

CHECK AMPERAGE OF MOTOR COMPRESSORS AGAINST F.L.A.

CHECK AND ADJUST VALVES

REPLACE ALL PANELS AND SCREWS

CLEAN AREA

a.d. winston service, inc.

YEAR ROUND SERVICE (Cont.)

COOLING TOWER AND DRY COOLER

VISUAL INSPECTION OF ALL EQUIPMENT

SPEAK TO CUSTOMER FOR ANY COMPLAINTS AND CONCERNS

CLEAN ALL STRAINERS

LUBRICATE PUMP, BLOWER AND MOTOR BEARINGS AND TIGHTEN LOCKING COLLARS

CHECK BLOWER BELT CONDITION AND TENSION ADJUST AND REPLACE AS NECESSARY

CLEAN ANY CLOGGED NOZZLES AND REPLACE AS NECESSARY

INSPECT WATER RESERVOIR FOR CLEANLINESS AND CORROSION AND AS NECESSARY

CHECK OPERATION OF WATER LEVEL FLOAT VALVE AND ADJUST WHERE NECESSARY

CHECK WATER PUMP PACKING AND SEALS AND ADJUST AS NECESSARY

CHECK WATER LINES FOR LEAKS AND REPAIR AS NECESSARY

CHECK AND ADJUST VALVES AND DAMPERS AND LUBRICATE SAME

CHECK OPERATION AND SAFETY CONTROLS, ADJUST AND REPLACE AS NECESSARY

CHECK CIRCULATING PUMPS FOR PROPER OPERATION

CHECK HEAT TAPE AND ASSOCIATED CONTROLS

CHECK AND REPORT ON CONDITION OF TOWER IN GENERAL

CHECK FAN MOTOR AND BLADES FOR PROPER OPERATION AND CLEARANCES

CHECK AMPERAGE OF MOTOR AND PUMPS AGAINST F.L.A.

CHECK GLYCOL LEVEL AND ADD WHERE NECESSARY

CHECK COILS FOR CLEANLINESS AND CLEAN AS NECESSARY

TIGHTEN ALL ELECTRICAL CONNECTIONS AND CONTROL PANELS AND DISCONNECTS

REPLACE ALL PANELS AND SCREWS

CLEAN AREA

a.d. winston service, inc.

INSPECTION OF PUMPS

VISUAL INSPECTION OF ALL EQUIPMENT

SPEAK TO CUSTOMER FOR ANY COMPLAINTS AND CONCERNS

CLEAN STRAINERS

CHECK POSITION OF BALANCING VALVE

TEST OPERATION OF MAIN CHECK VALVE

LUBRICATE PUMP AND MOTOR AS REQUIRED

CHECK AMPERAGE OF PUMP MOTOR AGAINST F.L.A.

CHECK SEALS AND BEARINGS FOR NOISE AND FREE PLAY AND REPORT ANY PROBLEMS IMMEDIATELY

CHECK PUMP MOUNTS AND VIBRATION ELIMINATORS

DURING DRAIN DOWN REMOVE PLUGS FROM PUMP HOUSING TO PREVENT FREEZE UP. REINSTALL PLUGS.

CHECK PUMP TO MOTOR COUPLING FOR WEAR VIBRATION OR NOISE ADJUST AND OR REPLACE AS REQUIRED

REPLACE ALL PANELS AND SCREWS

CLEAN AREA

a.d. winston service, inc.

INSPECTION OF HEATING COILS STEAM/WATER

VISUAL INSPECTION OF ALL EQUIPMENT

SPEAK TO CUSTOMER FOR ANY COMPLAINTS AND CONCERNS

CHECK COILS FOR CLEANLINESS, BRUSH CLEAN AS NECESSARY

CHECK T.D. ACROSS COILS AND REPORT ANY INCORRECT READINGS IMMEDIATELY

CHECK PRESSURE DROP ACROSS COILS AND REPORT WHERE APPLICABLE, REPORT ANY INCORRECT READINGS IMMEDIATELY

PULL AND CLEAN ALL STRAINERS AND REPLACE ANY BASKETS AS NECESSARY

CHECK AND TEST OPERATIONS OF CONTROL VALVES

CHECK CONDITION OF COIL FINS, COMB OUT BENT FINS WHERE NECESSARY

CHECK COILS FOR CORROSION AND OXIDATION OF ALL TUBES FINS AND HEADERS

CHECK OPERATION OF ANY AIR VENTS AND VACUUM BREAKERS

REPLACE ALL ACCESS DOORS /PANELS AND SCREWS

CLEAN AREA

a.d. winston service, inc.

INSPECTION OF EXHAUST FANS

VISUAL INSPECTION OF ALL EQUIPMENT

SPEAK TO CUSTOMER FOR ANY COMPLAINTS AND CONCERNS

LUBRICATE MOTOR BEARINGS AS REQUIRED

LUBRICATE FAN BEARINGS AND CHECK SHAFT FOR WEAR AND TEAR

TIGHTEN LOCKING COLLARS ON FAN BEARINGS

CHECK BELTS FOR WEAR, ADJUST TENSION AND OR REPLACE AS NECESSARY

CHECK MOTOR AND FAN PULLEYS FOR WEAR AND CORRECT ALIGNMENT

CHECK AND TEST MOTOR AMPERAGE AGAINST F.L.A.

CHECK OUTDOOR FANS FOR CORROSION

REPLACE ALL ACCESS COVERS/PANELS AND SCREWS

CLEAN AREA

a.d. winston service, inc.

INSPECTION OF LINE AND LOW VOLTAGE ELECTRICAL MAINTENANCE

VISUAL INSPECTION OF ALL EQUIPMENT

SPEAK TO CUSTOMER FOR ANY COMPLAINTS AND CONCERNS

TIGHTEN ALL LINE VOLTAGE LUGS AND SCREW TERMINALS ON THE FOLLOWING CONTROLS AND SWITCHES, INCLUDING LOW VOLTAGE STATIONS AND CONNECTORS

- DISCONNECT SWITCHES
- STARTERS
- CONTACTORS
- RELAYS
- TOGGLE AND ROTARY SWITCHES
- CONNECTORS AND WIRE NUTS
- FUSE BLOCKS
- SAFETY CONTROLS
- OPERATING CONTROLS
- MODULES AND CONTROLLERS
- COMPRESSOR AND MOTOR TERMINAL BOXES

CHECK FOR BURNT WIRES AND REPLACE AS NECESSARY

CHECK ALL KNIFE SWITCHES AND FUSE BLOCKS FOR TIGHT CONTACT ADJUST AS NECESSARY

CHECK ALL CONTACTS ON STARTERS, CONTACTORS AND RELAYS FOR PITTING AND BURNING, REPLACE AS NECESSARY

CHECK FOR CORRECT VOLTAGE AND PHASING

CHECK FOR CORRECT AMPERAGE AN ALL MOTORS COMPRESSORS AND HEATERS

CHECK FOR CORRECT FUSE SIZE AND OVER LOAD PROTECTION

CHECK FOR CORRECT HEATER SIZE ON STARTERS

REPLACE ALL ACCESS DOORS /PANELS AND SCREWS

CLEAN AREA

a.d. winston service, inc.

INSPECTION OF MAKE UP FANS AND H&V UNITS

VISUAL INSPECTION OF ALL EQUIPMENT

SPEAK TO CUSTOMER FOR ANY COMPLAINTS AND CONCERNS

CHECK AND ADJUST BELT TENSION, REPLACE AS NECESSARY

CHECK MOTOR AND FAN PULLEYS FOR WEAR AND ALIGNMENT

CHECK AND TIGHTEN ALL PULLEY SET SCREWS FOR PITCH ADJUSTMENT AS WELL AS MOUNTING SET SCREWS

LUBRICATE FAN BEARINGS AS NECESSARY

TIGHTEN FAN BEARING LOCKING COLLAR AND TIGHTEN SET SCREWS

CHECK OPERATION OF ALL DAMPERS AND LUBRICATE DAMPER SHAFTS AND BEARINGS

CHECK CONDITION OF BLOWER WHEEL FOR WEAR AND CLEANLINESS, CLEAN AS NECESSARY

CHECK COILS FOR CLEANLINESS AND FIN CONDITION, BRUSH CLEAN AS NECESSARY

CHECK AND TEST CONTROLS FOR CORRECT OPERATION, REPAIR, CALIBRATE AND REPLACE AS REQUIRED

CHECK OPERATION OF ALL DAMPER MOTORS AND VALVE MOTORS AND ADJUST AS NECESSARY

CHECK AND TEST OPERATION OF ELECTRIC HEATING COILS

TAKE T.D. ACROSS ALL COILS TO TEST FOR CORRECT OPERATION AND REPORT AND PROBLEMS IMMEDIATELY

CHECK FAN MOUNTINGS AND VIBRATION ELIMINATORS FOR WEAR AND TIGHTNESS

PULL ALL STRAINERS AND CLEAN BASKETS AND REPLACE BASKETS AS NECESSARY

REPLACE ALL ACCESS COVERS AND PANELS AND SCREWS

CLEAN AREA

a.d. winston service, inc.

CHILLERS AIR COOLED/ WATER COOLED

PERIODIC INSPECTION & MAINTENANCE OF CHILLERS

VISUAL INSPECTION OF ALL EQUIPMENT

SPEAK TO CUSTOMER FOR ANY COMPLAINTS AND CONCERNS

CHECK CONDITION OF CONDENSER COILS, BRUSH CLEAN WHERE NECESSARY

CHECK CONDITION OF CONDENSER TUBES AND CONDENSER PRESSURE CONTROLS

TAKE T.D. AND PRESSURE DROP ACROSS CHILLED WATER AND CONDENSER WATER BUNDLES

CHECK AND CLEAN STRAINERS ONCE PER YEAR

CHECK OPERATION OF THERMOSTATS AND CALIBRATE AS NECESSARY

CHECK OPERATING AND SAFETY CONTROLS AND CALIBRATE AS NECESSARY

TIGHTEN ALL CONNECTIONS IN CONTROL PANEL WHERE NECESSARY

CHECK REFRIGERANT CHARGE AND TEST FOR LEAKS WHERE NECESSARY

CHECK COMPRESSOR OPERATING PRESSURES

LUBRICATE MOTORS AND BEARINGS, AND TIGHTEN LOCKING COLLARS

CHECK AMPERAGE OF MOTOR COMPRESSORS AGAINST F.L.A.

REPLACE ALL PANELS AND SCREWS

CLEAN AREA

a.d. winston service, inc.

HUMIDIFIER MAINTENANCE

TEST HI LIMIT HUMIDISTAT FOR PROPER OPERATION

TEST HUMIDISTAT CONTROLLER FOR PROPER OPERATION

SEQUENCE TEST THE HUMIDIFIER

CHECK ELECTRICAL POWER CONNECTIONS

CHECK OVERFLOW PAN

CHECK HUMIDIFIER DRAIN VALVE

CHECK HUMIDIFIER FLOAT AN OR ELECTRONIC LEVEL CONTROLS

INSPECT SAFETY SWITCHES, HI TEMPERATURE CUT-OFFS

REMOVE AND CLEAN THE HUMIDIFIER CANISTER (STAINLESS STEEL)

INSPECT AND CLEAN THE HEATING ELEMENT

REMOVE AND REPLACE THE HUMIDIFIER STEAM GENERATOR (BASED ON HOURS OF OPERATION OR MANUFACTURE SPEC TYPICALLY 2000 HRS DEPENDING ON WATER CONDITION.

CHECK WATER SUPPLY

CHECK DRAIN HOSES

INSPECT THE CONDITION OF THE FLEXIBLE STEAM DELIVERY HOSES

VISUALLY INSPECT FOR WATER LEAKS, RUST AND CORROSION

REPORT ANY DEFICIENCIES FOUND TO THE CUSTOMER

a.d. winston service, inc.

EXCLUSIONS

- First time repairs of inoperative and/ or malfunctioning equipment at time of contract acceptance or seasonal start-up where equipment is not operational at time of contract acceptance (e.g., if contract is issued during heating season, first time repairs of cooling equipment cannot be performed until start of cooling season.)
- Labor and materials to clean Water Cooled Condensers.
- Cooling Tower Chilled Water, Condenser Water, or Boiler Water Treatment.
- Labor and Materials to Pressure Wash, or Steam Clean Air Cooled Condensers and Evaporators.
- Labor and material to change compressors, condensers, evaporator coils, heat exchangers and fan sections.
- Labor and materials to change pumps, motors 3HP and above, and any repairs requiring two technicians.
- Labor and material to change shaft and bearings if two technicians are required.
- High pressure refrigerant leak testing as well as isolation of components.
- Electrical Services, Disconnect Switches and Starters External to Units, Water Services and Drains.
- Cabinets, Ductwork, Diffusers, and Air Balancing.
- Moving or relocating the equipment.
- Asbestos Removal and Abatement.
- Parking Fees

TERMS AND ACCEPTANCE

In consideration for the Planned Inspection, Maintenance, and Emergency Services listed above **EPSTEIN RESIDENCE 9 EAST 71ST STREET NEW YORK, NY 10021** agrees to pay the sum of **\$50,376.00** plus applicable sales tax for the term of this agreement. Payment shall be made **QUARTERLY** in advance in the amount of **\$12,594.00** plus applicable sales tax prior to the starting date of this agreement. All additional service work shall be paid for thirty days after the date of invoices. **a.d. winston service inc.** may withhold service if your account is in arrears, and until such time as the account is made current, will not be liable for credit or counter claims.

This contract and its provisions covers all agreements between us in respect to the air conditioning, refrigeration, heating and such allied equipment as is described in this agreement. No verbal agreements or understandings shall change or modify the terms of this agreement. This contract becomes effective when duly signed by an authorized member of your company and countersigned by an officer of **a.d. winston service inc.**

a.d. winston service inc.

EPSTEIN RESIDENCE:

By: Mauro A. Palladino

By: _____

President & Gen.Mgr.

Title: _____

Authorized Signature / Date

Authorized Signature & Start Date

Mauro A. Palladino

PRESIDENT

2-1-11

a.d. winston service, inc.

LABOR RATES

REGULAR RATES	8:00 A.M. TO 4:30 P.M. WEEKDAYS ONLY HOURLY RATE	\$128.00/HR
OVERTIME RATE	4:30 P.M. TO 7:59 A.M. WEEKDAYS AND ALL DAY SATURDAY	\$192.00/HR
DOUBLE TIME RATE	ALL DAY SUNDAY AND HOLIDAYS	\$256.00/HR

a.d. winston service, inc.

INVOICE

INVOICE DATE: 02/1/11

INVOICE #: MC 020111

NES, LLC
9 EAST 71ST STREET
NEW YORK, NY 10021
ATT: RICHARD BARNETT

SITE NAME: EPSTEIN RESIDENCE
9 EAST 71ST STREET
NEW YORK, NY 10021

DESCRIPTION	AMOUNT
Maintenance Contract Billing covering your H.V.A.C. Contract for upon acceptance For \$50,376.00	
NOTE: Please sign and return (1) copy of signature page of agreement with payment.	
Quarterly Billing	\$12,594.00
Sales Tax	\$1,117.71
Amount Due	\$13,711.71