



Integrated CHP Systems Corp.

15 Berkeley Pl., Fair Lawn, NJ 07410
(201) 791 0180 Fax (201) 791 9273

Annual Preventive Maintenance & Inspection Program for BPE 260 ICHM

York will provide a complete program of preventive maintenance for the cooling and heating equipment listed in Equipment List. To maintain the equipment in good working order, factory-trained technicians will perform all preventive maintenance tasks in accordance with the guidelines issued by YORK engineering or other manufacturers.

This maintenance program meets the manufacturer's requirements to properly maintain and service your equipment. All work will be performed during normal York working hours unless otherwise indicated in the supplemental service section of this Agreement.

The preventive maintenance program includes five (5) operational inspections, one (1) bromide solution chemical analysis and one (1) annual shutdown inspection. York will also provide a written report of findings, corrective actions, and recommendations following each visit.

YORK technicians will respond, to ensure proper and reliable operation of all items listed in "Schedule A". This service will be furnished upon request and proper authorization from the customer. All additional services will be invoiced by York International and payable by the customer.

Services Included in This Agreement:

1. Reporting and review of ICHM operational data.
2. Removal and analysis of a sample of bromide solution from the chiller.
3. Annual system safety check.
4. Condenser tube brushing will be performed during annual shutdown on the chiller.
5. Perform services per attached ICHM Preventive Maintenance and Inspection program.

Services Not Included in This Agreement:

Cooling tower water treatment is not included. If additional services are required, York will make specific recommendations, including tasks required, prices and timing. Upon customer agreement, work will be performed according to specifications in a timely manner.



ICHM

Preventive Maintenance & Inspection Program

Operating Season Inspections:

The following inspection items ensure your unit is operating reliably and efficiently through the cooling and heating season. Inspections are performed early in the cooling season, at the peak of cooling requirements, at the peak of heating requirements, and at the end of the cooling season.

- Recording the equipment operating data, noting general condition, temperatures, pressures, performance and any unusual noises or vibrations.
- Reviewing operating history and past operating reports with the machine operator.
- Inspecting the solution and refrigerant pump operation and performance.
- Inspecting the purge pump operation and changing the oil if necessary.
- Inspect the condenser pump operation and performance.
- Inspect the cooling tower, temperature control and make-up systems operation and performance.
- Inspecting all electrical connections, switches, contactors, relays, etc. for tightness and operation.
- Inspecting all controls and safeties for proper operation.
- Inspecting all water system interlocks, water circulation equipment, etc. for proper operation.
- Checking all temperature and pressure gauges for proper operation.

Solution Analysis and Inspection:

A Solution inspection is required to ensure reliable and economic operation and consists of the following:

- The removal of a solution sample and chemical analysis.
- The addition of inhibitor or other chemicals, as required, based on solution analysis results at an additional cost.



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Annual Equipment Shutdown Inspection and PM:

The following tasks are performed once a year during a shutdown period in order to properly evaluate your equipment status and prepare your unit for the next cooling season:

- Recording the equipment operating data, noting general condition and all other applicable information.
- Stopping the ICHM to observe and confirm safe design shutdown.
- Reviewing the equipment operating history and past operating reports with Customer's operating personnel. It is important that this data be kept by the Customer to assure that the Service Representative can properly evaluate the equipment condition.
- Checking the solution, refrigerant and condenser water pump operation.
- Checking the solenoid valve and check valve operation.
- Checking the cooling tower for proper operation.
- Checking the purge pump operation and changing the oil, if necessary.
- Checking the ICHM electrical connections, switches, contactors, relays, etc., for tightness and proper operation.
- Checking the equipment controls and safeties for proper operation.
- Checking the equipment water system interlocks, water circulation equipment, etc., for proper operation.
- Checking the temperature and pressure gauges for proper operation.
- Checking other equipment, controls or components that are associated with the safe and efficient operation of the ICHM.
- Performing the mechanical tube brushing of condenser and absorber tubes, including head removal and replacement.