



Your Partner in Building Innovation



## Save Time & Money with a Binsky Preventative Maintenance Plan

When investing in HVAC and plumbing equipment for your facility, you expect durability and efficiency. Building owners and property managers dedicate a great deal of time and resources when selecting a system for their facility. While it is imperative for you to choose the best equipment, it is equally as important to maintain that equipment throughout the year to avoid system failures and regular repairs.

Binsky offers a **Preventative Maintenance Agreement (PMA)**, which guarantees equipment will run at maximum efficiency throughout the year, providing peace of mind.

### What is a Binsky PMA?

A Binsky PMA is a contract that includes regularly scheduled maintenance, emergency service, and can include cost for parts and labor. Every HVAC and plumbing system requires different types of preventative maintenance. Binsky will customize the service agreement to meet your needs, budget, and convenience. Our experts will perform regularly scheduled inspections and maintenance on the HVAC and/or plumbing systems within the facility. This hands-on approach allows our technicians to become familiar with the equipment and control system, increasing productivity, and overall profitability for the future.

### Why is Preventative Maintenance Important?

Most facilities operate reactively, meaning their system fails and an emergency call is made to repair the equipment. This strategy is more costly, interrupts building operations, and has a negative impact on equipment life. With a preventative maintenance agreement, we can identify problems before they occur, saving you time, money, and stress. Routine maintenance allows for maximum efficiency and reduces energy consumption; adding years to the life expectancy of your systems. On average, HVAC systems account for up to 50% of a commercial facility's total energy use; poorly maintained equipment will consume even more energy. Facilities that implement a preventative maintenance plan will see considerable decreases in total energy costs, as much as 25%.

## What is Included in my Binsky PMA?

Binsky has three tiers of service plans: Standard Maintenance, Full Coverage, and Facilities Management. Quarterly and Biannual inspections are offered, depending on your requirements. Binsky maintains all types of HVAC and plumbing equipment, including, but not limited to:

- Hot water and steam boilers
- Furnaces
- Rooftop units
- Chillers
- Cooling towers
- Computer room air conditioning units
- Ductless units
- Heat pumps
- Make up air
- Exhaust fans
- Sanitary lines
- Domestic water tanks
- Booster pumper
- Sewer cleaning and jetting
- Back flow preventer



During each preventative maintenance service visit, a qualified technician will inspect all covered equipment, make necessary adjustments, and identify potential repairs.

### Preventative Maintenance tasks may include the following:

- Change filters
- Tighten and change belts
- Clean condenser coils
- Lubricate motor bearings
- Check compressor oil levels
- Measure refrigerant charge
- Check for leaks
- Test condensate pumps
- Clean condensate pans and drains
- Test operational and safety controls
- Clean burner assemblies
- Perform combustion analyzation
- Video scoping
- Sanitary drain cleaning

### Quarterly Inspections are recommended during the following months:

**April:** Cooling season start up

**July:** Mid-season cooling inspection

**October:** Heating season start up

**January:** Mid-season heating inspection



## Binsky's Preventative Maintenance Plans

### Standard Maintenance Agreement includes:

- Routine maintenance
- 24/7 emergency service
- Priority on service calls
- Preferred labor rates
- Includes necessary materials ie: filters, belts, grease, etc.

### Full Coverage Maintenance Agreement includes:

- Routine maintenance
- 24/7 emergency service
- Priority on service calls
- Emergency inspection/diagnostics
- Cost of labor, parts, and materials (exceptions may apply)



### Preventative Maintenance Inspection Manual

Binsky will provide a **Preventative Maintenance Inspection Manual (PMIM)** to your facility's manager, or other responsible party. The PMIM will list all equipment covered in the agreement, schedule of inspections, and will be updated each time a technician visits the site. All recommendations and repairs will be documented within the PMIM for your records. This detailed record of service will keep our technicians up to date and familiar with your equipment.

Many of our large-scale commercial clients find our **Facility Management Operating Agreement** the most beneficial, as an equipment failure can affect the function and productivity of their business. As part of this service, Binsky will provide qualified operating engineers to manage your facility on a full-time 24 hour, 7 day a week basis. Part-time coverage is available for facilities that do not require around the clock maintenance. Our engineers will record operational characteristics, administer water treatments, provide daily adjustments, and schedule maintenance when needed.

### Why Choose Binsky as your Preventative Maintenance Partner?

Binsky has been a leader in the HVAC and plumbing industry for more than 80 years. Our team of experts are committed to keeping your facility running at peak efficiency. We guarantee 24/7 emergency service with priority response to our PMA partners. Contact Binsky to learn how we can reduce your energy consumption, cut costs, and eliminate downtime while improving the functionality of your facility!

**For more information, contact our Preventative Maintenance experts at 732-885-0700 or by email at [info@binsky.com](mailto:info@binsky.com). We look forward to helping you build your Preventative Maintenance plan!**

**732.885.0700**

**[Binsky.com](http://Binsky.com)**