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HVAC Mechanical Systems Maintenance

Providing Optimal Efficiency of All Your Mechanical Components

IES' regularly scheduled routine mechanical maintenance program keeps your mechanical systems in optimal operating condition. Our technicians' cross training on both mechanical systems and building controls, translates to more efficient troubleshooting and diagnostics, a faster response time and repairs, and ultimately a better value for you, our customers.

In-Depth and Custom System Analysis

Before coverage takes effect, IES performs an in-depth maintenance survey of all your buildings' heating, ventilating, and air conditioning (HVAC) systems. We evaluate your boilers, pumps, fan systems, chillers and any other mechanical devices associated with your buildings. We first determine how your mechanical systems currently function and then we work with you to understand your internal capabilities, goals and objectives. This approach allows us to provide a customized maintenance program, designed to maximize the performance of your buildings' mechanical systems and optimize your staff's efficiencies.



Reliable Mechanical Systems Services

Your HVAC systems will be maintained based on the requirements specified in our customized service agreement. When a service is provided, IES generates a detailed schedule including the task to be performed, service frequency, and the

tools and instrumentation necessary to complete the task. IES personnel receive instructions and details via their laptop computers. All service documents, customer history data, and service records and reports are documented and recorded on our Central Office Server.

A few of our typical service activities include:

- Visual inspection of all maintained mechanical equipment and calibration of all associated temperature, safety and operating controls
- Lubrication of all motors, bearings, linkages and valve stems
- Inspection of fluid levels, AC compressor refrigerant charges and mechanical parts, including mounts, couplings, equipment housings, belts, fan blades, and any failed, worn or leaking components
- Adjustment of belts, dampers, set-points, and filter feed systems and alignment of all belt drives, couplings and motors
- Tightening of all nuts, bolts, clamp fittings, electrical connections and vibration pads
- Cleaning of all burner assemblies and nozzles, boiler flues and combustion chambers, electrical contacts, air intakes, fan blades, cooling tower basins, baffles and floats

Maintenance materials typically used, such as oil, grease, contact cleaner and clean up materials, are included in this program at no additional cost.

Complete Customer Satisfaction

Your IES technician and service dispatcher will provide a full report to you after each service call, verifying that the assigned tasks were completed and that your mechanical system is operating correctly. Our goal is to ensure you understand all aspects of your building condition status.



Complete Building Solutions

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