

MAINTENANCE

SERVICES





Airconditioning Service

For the correct functioning of the installation it is necessary to carry out a regular maintenance. Having a preventive maintenance carried out, among other things, has the following advantages:

- Increased reliability of installation
- Longer installation life
- Lower energy consumption resulting in less CO2 emissions
- Guaranteed service 24/7
- Warranty for the equipment according the warranty terms of the equipment

Basic maintenance frequency

installation cleaning	service check	maintenance
4	3	1

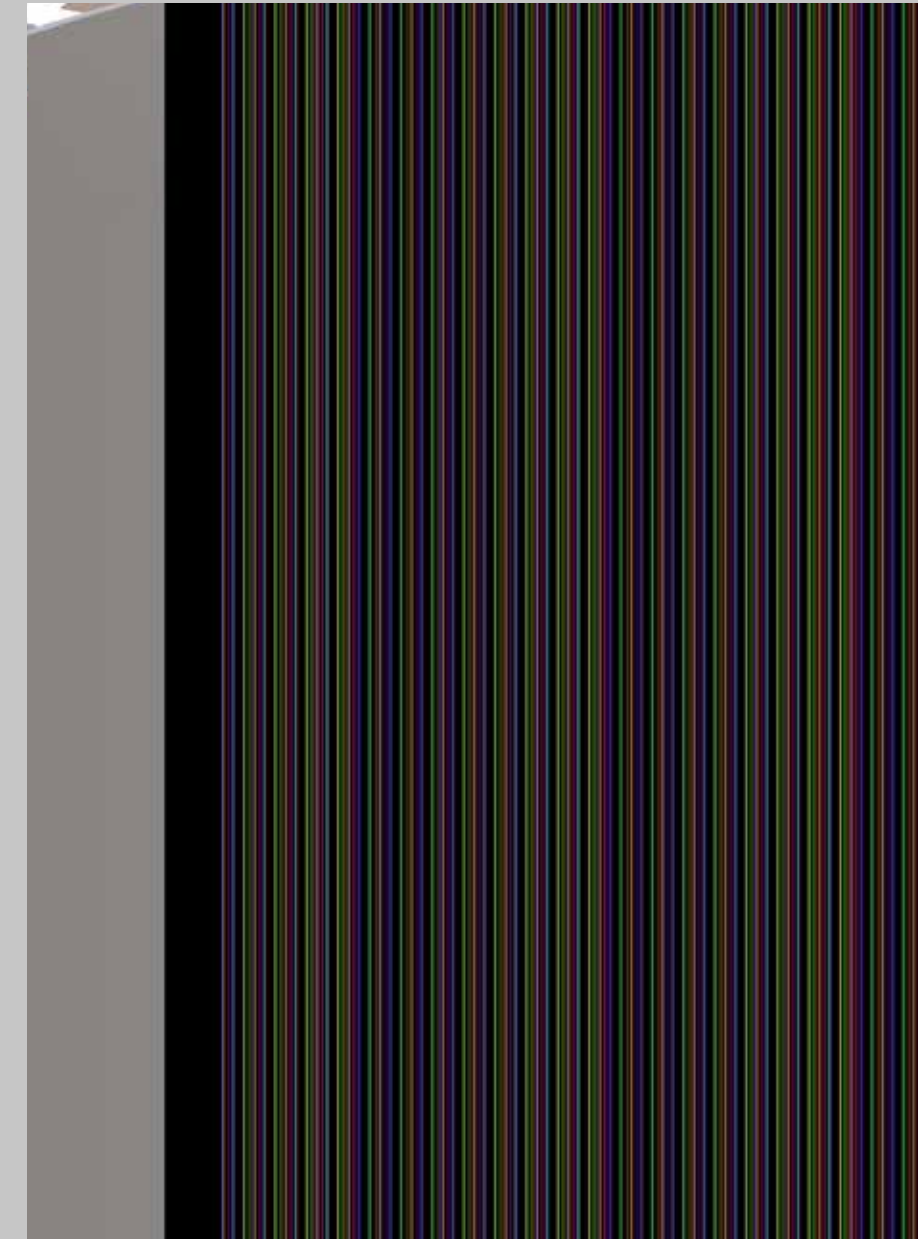
Specification of maintenance work

Cleaning

- Clean outdoor units and condenser with water and detergent

Service check

- Limited functional test
- Cleaning filters indoor units
- Control condensate drain and drip tray
- Visual inspection of the outdoor unit and indoor units
- Testing operations
- Inspection for refrigerant leaks
- Check refrigerant content
- Replace filters ECO-V units (if applicable)
- Fill in log
- Service reporting



Maintenance

- All the above activities
- Reporting operation and reading software
- Prepare operating report installation
- Extensive functional test
- Temperature and pressure measurement installation
- Cleaning drip tray
- Cleaning drain
- Check and update corrosion excl. Condenser

The following service materials are included in this agreement.

Cleaning product for regular cleaning of evaporator and condenser
Cleaning product for regular cleaning of drain and condensate tray
Lubricants and polishes
8 Filters for ventilation units
4 Service report / log





Quarterly Pest Control Treatment

We offer you a treatment to control the infestation of crawling insects, e.g., roaches, ants, etc., also against rats/mice (termites or bedbugs on request). They use products, which are odorless and very effective.

As you know, insect enters buildings via different sources, such as; bags, boxes, etc. This means that there will be a constant immigration of insect.

The quarterly treatment consists of spraying with low odor but very effective products with a 1 gallon tank alongside the edges of the walls inside and outside of the buildings mentioned above.

Extra Treatments

Should there present a sudden problem with e.g. ants outside the buildings which starts entering the buildings from outside, It would be advised to have the outside area undergo a perimeter spray which would be executed using a spray rig to cover more area around the walls, 2 meters more or less. This, to achieve a fast knockdown.

This would be done on request, and may be around an isolated building. The treatment would be priced accordingly.

As for rats/mice, the rat control boxes have to be installed at strategic places around the perimeter of the buildings and has to be inspected and refilled as necessary once a month.





Garden maintenance of private gardens

Twice a week checking the gardens for defects and the operation of the watering system. Twice a month there is more extensive garden maintenance in which, if necessary, pruning is carried out, weeds and fallen leaves and branches are removed and disposed of.



Pool Service

In order to provide optimal service and to minimize disturbance to tenants during their vacation, TRA Property & Hospitality Management carries out its own pool maintenance in Tuscany. In the event of any problems or desired additional cleaning, we are immediately on site. Standard pool cleaning is twice a week.

Our trained professional complete the following jobs to your pool.

- Skim leaves and debris from your water surface
- Brush pool walls, steps, and floor as needed
- Test chemicals on every visit
- Adjust chemicals as needed and shock pool as needed
- Vacuuming
- Backwash filter
- Check pump and system for any visible problems
- Clean all skimmers and pump baskets
- We maintain Aruba Health Department standards for chemicals

For technical backup of the equipment, we work closely with our pool builder Crystal Pool Services.



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