

**Power Mechanical Incorporated  
Equipment Care Terms and Conditions  
Effective July 27, 2016**

**1. Equipment Placement**

- a) Mobile Boiler Plants 200 HP and below: The outriggers on the trailer shall be set on oak boards with minimum dimensions of 2 ft. x 2 ft., and 2 in. thick.
- b) Mobile Boiler Plants 250 HP to 400 HP: Lessee agrees to set the boiler on concrete or asphalt, if available. If concrete or asphalt is not available, Lessee shall place road plates under the rear tires. The front outriggers shall be set on road plate. If road plates are unavailable for the front outriggers, a double layer of oak boards with minimum dimensions of 2 ft. x 2 ft., and 2 in. thick, shall be used instead.
- c) Mobile Boiler Plants 500 HP and above: These boilers are provided on skids or beam type trailers. If the boiler is placed on concrete or asphalt, continuous cribbing of the front to rear beams is acceptable. If placed on any other surface, cribbing timbers are required to be 10" x 10" x 8' long, and should be placed no further than three feet apart for the entire length of the boiler. The boiler MUST be lifted by craning or jacking so that the rear tires of the trailer are off of the ground and carry no weight. If the trailer has a detachable front & rear deck, a minimum of 10in clearance is required to remove rear axles from the deck.

**2. Water Treatment**

Lessee is responsible for proper feedwater treatment to prevent the formation of waterside scale and to protect the Equipment from corrosion. Water quality must meet ASME/ABMA standards for proper water chemistry. Lessee shall provide to PMI monthly water quality and chemical treatment reports. PMI reserves the right to require more frequent reports, at PMI's sole discretion. Failure to provide these reports will result in a default, giving PMI the right to repossess the Equipment at any time. In lieu of default, and at PMI's sole discretion, PMI may dispatch a service technician, at Lessee's sole expense, to verify water conditions. All Equipment will be inspected for damage once it returns to PMI's location. Any damage caused by improper water conditions will be repaired by PMI at Lessee's expense.

**3. Winter Maintenance**

During the colder months, as the ambient temperature drops, the potential for temperature-related Equipment damage increases. Lessee is responsible for protecting Equipment from weather or temperature-related damage. Lessee shall inspect the Equipment periodically throughout the day, and especially at night. If the ambient temperature is expected to drop, or does drop, below 32°F, Lessee shall take the following critical and necessary steps in order to prevent damage to the Equipment. The following is a list of minimum requirements. For additional information, please refer to the operator's manual.

- a) The Equipment shall be fully enclosed in a lighted, weatherproof, heated enclosure. If Lessee does not provide such an enclosure, the Lessee shall ensure that the Equipment is fully insulated and shall provide heat tracing on all water, instrument, and condensate lines. If, for some reason, Lessee is unable to provide heat tracing, Lessee shall provide, at Lessee's cost, a full time operator for the Equipment to ensure that the Equipment is not damaged. Simply providing the operator will not eliminate Lessee's liability for any damage.
- b) Provide drain points for an emergency shutdown.
- c) Leave some lines dripping water to prevent them from freezing.
- d) Put an antifreeze charge in dead sensing lines.
- e) If the unit is not operating, due to a planned shutdown, a malfunction, or for whatever other reason, immediate action must be taken to prevent freezing. Lessee must drain the feed pump and feed tank. All valves for make-up boiler feed lines, strainers, steam hoses, pressure sensing lines, low spots in boiler, and piping should be left slightly open to prevent them from freezing.

**4. Containment Systems**

Adequate containment systems are strongly suggested, especially when using fuel oil. Lessee can choose to waive or ignore this recommendation at Lessee's sole risk. Containment systems are available from PMI for rent. If a leak develops in the Equipment, it is the Lessee's responsibility to prevent, stop, or lessen any spills during the period of rental. Lessee alone will be responsible for any fines, cleanup costs, or any other consequence, whether foreseeable or not, arising from any leaks. Lessee is responsible for keeping the containment free of water and making sure that there are no holes in containment unit.

**5. Enclosures**

Proper enclosure construction can prevent accidental damage to the Equipment. The enclosures are of the utmost importance for operator protection for daily checking and electrical panel access during rainy or bad weather days. This also provides for blower motor and fan intake protection from rain, snow or hail. PMI offers enclosure packages with every rental boiler. PMI can construct an enclosure package on site capable of minimizing the risk of weather damage and accidental misuse of the Equipment. This reduces the risk of a

costly accident. Lessee may also supply Lessee's own enclosure as long as it is properly installed to protect the Equipment. PMI will not be responsible for damage caused by lack of proper enclosure.

#### **6. Hoses**

PMI has hoses available for rent. Hoses are available in 1, 2 and 3 inch diameters, as well as 4" and larger steam hoses and 6" and larger hot water hoses. Lessee shall provide low point drains, proper insulation and shall ensure that hoses do not become frozen. Due to the operating hazard of flexible hoses, Lessee shall inspect all hoses daily and maintain them in proper working order. Due to the risk of leaking and damage, Lessee shall only use hoses outside and shall not use hoses for connections inside buildings or enclosed spaces.

#### **7. Glycol**

If the Equipment develops a leak, Lessee is solely responsible for the leak and for replacement of glycol. PMI will not provide any warranty or recovery in any way for refilling of the glycol. In addition, once the Equipment is no longer in use and ready for return to PMI, Lessee is responsible for ensuring that all glycol is completely evacuated from the system and disposed of in accordance with any applicable federal, state, and local laws and regulations. The system must then be refilled, circulated and flushed with clean city water so that no glycol is present in the Equipment. Any cost related to correcting this will be back charged to the Lessee.