



AMJ Mechanical Contractors

Assumptions about the work environment

Introduction

These are **AMJ Mechanical Contractors assumption about the work environment (AMJ)**.

They tell you some of the situations when involved in work where issues and problems arise and who owns any repairs that maybe required when our works have/are being carried out.

Scope of works

- All works that have been installed by others before AMJ have carried out any works are deemed to have been installed correctly and is fit for purpose.
- All new pipework and fitting that have been fitted by AMJ - are covered by AMJ.
- Where the existing hot and cold water, heating, waste or solar fittings or pipe have been fitted by us have failed, these repairs are to made at extra cost, unless quoted for or otherwise agreed in writing with AMJ.
- The plant or equipment that has been supplied is covered under its own warrantee/Guaranty.
- We will endeavour to interpret and carry out our clients instructions of installations, services, alterations and/or upgrades.
- If any certifications are required, these will be provided with the recorded reading on the day of inspection.

Installations

- What we will not cover.
- Where installation works are being carried out in your property, it is your responsibility to protect or remove out of harm's way your items.
- Where removal of carpets, cupboards, panels or floors, we will do our best to remove these without damage, (sometimes these items may not go back as they were and specialist contractors may be required to address these issues) and if this does occur - these repairs are to made by others, unless quoted for or otherwise agreed in writing with AMJ.
- We only include the installation of pipes and fittings that connect up the various equipment or plant that we or you supply and do not carry out painting, decoration, plaster, boarding or other building works - unless otherwise agreed in writing with AMJ.
- Where drilling/cutting/coring of a wall has been carried out and the wall becomes damaged - these repairs are to made by others, unless quoted for or otherwise agreed in writing with AMJ.
- Where fixing are to be made, the wall, ceiling or other is deemed to be of a reasonable standard and fixed with standard fixings (screws/raw plugs) - where this is not the case an extra over cost is applicable for alternative fixings - unless quoted for or otherwise agreed in writing with AMJ.
- Heating, hot or cold water pipework and waste systems where they have been agreed to be run behind walls, under floors, above ceilings or in any other area where this is not visible, another route/alternative must be found at an additional cost to the client - unless this has been agreed with the client.
- Where pipework is required to be traced within the building, we may not be able to trace this due to the pipework being hidden, buried or covered up.

Commercial or Domestic Gas Servicing

- We will carry out the servicing as the manufactures information as is reasonably practicable.
- Checking the gas integrity.
- Checking the combustion of the appliance and recording the Ratio/CO and CO2.
- Carrying out a full service, strip down (if required depending on the combustion readings, an additional cost may be required depending on the unit).
- Flue flow and spillage tests (if required by the appliance)
- Check the entirety of the flue.
- Gas rate the appliance if this is practicable.
- Check the earthing of the gas pipe.
- Record readings on certificate.
- Check the safety controls are working (e.g. to simulate a gas failure).
- Clean out and check the condense trap if required.

- Check the electrical controls are as manufactures information.
- Check the expansion vessel charge if this is in the boiler.
- Check the safety pressure relief valve is working (if this leaks by this has deemed to have failed the test and requires replacing at extra cost.
- Check the heating water pressure of the system.

Additional Checks at extra costs are

- Any issues found as a result of a gas service will be charged at an additional rate (seals, PRVs and more).
- Check the controls space heating thermostats, cylinder thermostats other controls as required, please contact us for specific costs.
- Check heating water quality (ppm levels, ph levels, Conductivity) poor water quality can reduce the energy efficiency and may even lead to damage to the appliance..
- Checks on storage tank or, expansion vessels and other types of equipment.
- Add inhibitors are recommended on heating systems as required.
- Filters and eliminators (micro bubbles) are recommended on heating systems for protect.
- Dry side cleaning (flue side).
- Wet side cleaning (power flushing with the machine).
- Upgrades on heating systems (e.g. TRVs, thermostats, time clocks or internet enabled controls).

Ventilation Servicing

- What we will carry out.
- Standard intermittent extract outlets from bathrooms or kitchens can be measured.
- The unit will be checked to confirm the electrical connections itself (as much as is practicable).
- The controls will be tested that they work (ramp up/down).
- The heat exchanger (if fitted) will be cleaned as much as is practicable.
- The fans and the unit will be cleaned as much as is practicable.
- The condense drain will be checked by pouring water down it to prove this runs away.
- What we will not cover.
- The ventilation system is deemed to have been installed correctly and is fit for purpose.
- Panels will be carefully removed if required to gain access to the ventilation system, if this has become damaged this will not be covered by AMJ.
- Servicing of the unit will be carried out following the manufactures information.
- The supply and return flow rates will be recorded and not altered, unless agreed with the client.
- We may or may not be able to achieve the minimum flow rates if required to alter any depending on the installation of the system and this will be highlighted to you in the MVHR/MEV check sheet.
- If any remedial works that may be required to bring the installation up to the minimum standard or to achieve best practice, an estimate can be supplied.
- Access to the supply and extract outlets should be within normal parameters (e.g. a standard ceiling height 2.4m or a standard outlet to take the measurement from) otherwise we may not be able to record the flow rate (access equipment is at an extra cost for high ceilings).
- Ventilation Units and outlets can be cleaned, but the ductwork itself cannot and this can be carried out by a specialist duct cleaning provider covered under TR19.