

Bob Welch Electrical Design's Lighting Preventative Maintenance Contract

Residential Landscape Lighting Program Performed Quarterly after Check-Up*

Each Exterior Light Fixture is given a Quarterly visual inspection for any deficiency, visual inspection of overall appearance, surface condition, cleanliness, alignment and operation and performance followed by maintenance according to the light fixture manufacturer and California ELECTRICAL CODES. All lighting systems are inspected. Extreme care is taken to identify and correct deficiencies every quarter or as requested by client.

***Check-Up refers to repair/replacement of exterior light fixtures prior to Maintenance Contract Start-Up**

MAINTENANCE QUARTERLY ROUTINES SHALL CONSIST OF:

1. Lamp/Lens cleaned as needed with manufacturer approved methods
It is important to fully clean and then dry-wipe exterior surfaces to reclaim light and prevent further deterioration. Illumination will be maintained according to the Illuminating Engineering Society's recommended levels.
 - a. Wall Packs are cleaned twice a year or as recommended by Client. (security lights outside home)
2. All Fixture Light Beams are inspected and adjusted to maximize efficiency according to the Illuminating Engineering Society's recommended levels.
3. Lamp/Light **Bulbs** that are out are replaced. (**Bulbs**, Retrofits & entire new fixtures are not included)
 - a. Lamps/Light Bulbs removal & installation provided; but not the cost of the bulbs/lamps.
 - aa. The bulbs will be billed based on our replacement price list or our client's stock.
4. Wiring/Connection to Light Fixtures are inspected for Electrical Code Violations
5. Safety/Security Inspections; Report any unusual activity or property damage immediately.
6. All light timers will to adjusted to maximize daylight with time change and seasonal adjustments and trim vegetation

Our light fixture maintenance tasks, are performed systematically, to increase reliability, reduce light fixture degradation, and sustain energy efficiency. Each contract is written to match your expectations. Experience the attention your property demands.

FROM
Bob Welch Electrical Design
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www.bwelchelectricaldesign.com

TO:
Client: _____
Address: _____
City: _____
Zip: _____
Phone: _____
E-Mail: _____
Signature: _____ **Date** _____

Quarterly FEE: \$ _____ based on landscape light count of _____ fixtures