

1. Target Keyword: Hidden Costs of Poor HVAC Maintenance

Page Title: Calculating the Hidden Costs of Poor HVAC Maintenance

While the price you might pay for regular heating and air conditioning service checks, system upgrades and repairs may seem high, they're nothing compared to the hidden costs of poor HVAC maintenance. The professionals at Arista can help you calculate the unforeseen expenses that you might be looking at if you're not making arrangements for proper care of HVAC components.

1. A fine dining experience is anything but when patrons are chilly or too warm to enjoy a hot meal. Restaurants lose business if their premises are uncomfortable, even if the dishes are excellent. Word spreads in the food industry, and diners who have a less than perfect experience will recommend that their friends go elsewhere. A restaurant's bottom line is affected when customers don't walk in the door or return to enjoy the chef's creations.

2. Obviously, patient comfort and care are the priorities at health care centers. Some of those who are most at-risk can suffer horribly when temperatures fluctuate, especially the elderly and infants. A health facility's federal or state licensing can be affected when problems arise, resulting in a significant hidden cost of poor HVAC maintenance. Plus, the center puts itself at risk of litigation when a patient's care is affected by extreme temperatures.

3. When patrons spend a lot of money for monthly gym memberships, they expect to work out in an environment that's conducive to their fitness goals. Too cold, and they won't break a sweat. Too hot, and they risk health problems like overexertion or heat exhaustion. With so many gyms to choose from, fitness enthusiasts won't return to a facility that doesn't keep their comfort needs in mind. Like the restaurant industry, gyms rely to a certain extent on word of mouth, so negative reviews hit them in the wallet.

4. Office workers are at desks for most of the day, and their productivity is affected by their environment's temperature. Typing efficiency, output and energy levels are closely tied to comfort levels, so maintaining an even temperature is key to a company's profits. In turn, it is also key to a building manager's success when it comes to retaining business tenants.

5. The indoor climate at a specialty shop or boutique can either make or break the clothes shopping experience. When temperatures are extreme, customers will avoid trying on shirts, pants or dresses because of discomfort. When they feel uneasy about checking into the fitting rooms, they're much less likely to buy, meaning this retail shop has lost a sale. The results are hidden costs of poor HVAC maintenance, as these tenants won't renew their leases.

[Please give us a call](#) if you'd like to hear more about the hidden costs of poor HVAC maintenance. Our specialists have extensive experience with heating and

refrigeration systems sales, service and installations throughout the Tri-State area. We regularly consult with building owners and property managers to ensure their HVAC systems stay up and running in all kinds of weather.

2. Target Keyword: HVAC maintenance for winter

Page Title: HVAC maintenance for the winter months (things to be sure to check)

There are many commercial systems that need to be monitored with the changing of the seasons, and the heating and air conditioning components should certainly be high on the list of priorities. To keep your systems operating smoothly throughout the year, make sure to follow some tips from the experts on HVAC maintenance for winter.

1. Your heating and air conditioning units may be running at optimal levels, but you won't feel the benefit of the systems if you have clogged or dirty air filters. Large amounts of dust and debris can prevent clean air from coming into the interior space, resulting in the occupants inhaling particulates that can affect their breathing. In addition, the energy efficiency of your HVAC system is affected, as it's forced to work harder to keep temperatures at an ideal level.

2. Just as a chimney flue can become blocked with soot from your fireplace, your HVAC ventilation components can suffer from corrosion or debris clogs. Part of your HVAC for winter should include inspecting the flue system to ensure that there are no dislocated sections or problems with structural integrity. It may be necessary to re-adjust sections that have become disconnected or replace those that are damaged.

3. If the ignition assembly is dirty or damaged, it won't light the pilot light or main burner of your furnace. This results in zero heat output and a pretty chilly indoor temperature for the building's occupants. You should inspect the ignition system before winter hits so that you're not left out in the cold when you flip the heat on for the season. Clean the assembly or make adjustments as necessary. If it's damaged, you may need to replace the ignition or contact a specialist to handle the task.

4. HVAC maintenance for winter may include outside components as well, so it may be necessary to check the exterior systems of the building. Leaves that fell

in autumn can enter the cabinet, creating clogs that prevent the unit from operating efficiently. While you're cleaning these from the housing, check the coils for dust or signs of wear and tear. You can whisk away most debris with a paintbrush.

5. Outdoor HVAC systems include a fan assembly for keeping air flowing smoothly into the building's interior. You know how the blades of indoor ceiling fans can gather dust over time, and the same is true outdoors. Therefore, you need to inspect the blades themselves, as well as the motor device that powers them. Brush away dust and dirt that has collected on the surfaces, and replace any fan belts that show signs of wear. Older models may also need an application of lubricant.

These are just a few of the items that should be on your checklist of HVAC maintenance for winter. [Please contact](#) the professionals at Arista for more information on keeping your heating and air conditioning systems running efficiently. We have been providing sales, maintenance and installation services to the Tri-State area for over 50 years.

3. Target Keyword: HVAC service agreements

Page Title: Why it's better to have an ongoing service agreement with your HVAC provider

Responsible building managers and business owners are constantly trying to find cost effective ways to operate while still providing top notch services to their property's occupants. Because the price tag of an ongoing service agreement with a heating and air conditioning contract seems high, many believe that bringing this type of equipment maintenance and repair in house is a more suitable arrangement. However, the cost of HVAC service agreements is not so expensive when you look at the benefits of having a professional available when you need one.

- Having an ongoing contract for HVAC maintenance keeps your equipment working at peak levels during any season of the year. A professional performs regular checks to ensure that all your heating and air condition components are functioning properly, with an expert eye that can catch problems before they become emergencies. Regular care results in improved efficiency from your HVAC system, so it's working at optimal

levels. This means you keep your energy costs lower and improve comfort during extreme temperatures.

- Those with HVAC service agreements are afforded special considerations when an emergency does arise. If you're not under contract, you must contact a technician with whom you don't have a relationship and who is unfamiliar with your building. You'll most certainly be paying more for a service call, and see a higher cost for repairs and replacement equipment. Of course, the cost is a higher premium if you need emergency repairs during a holiday or weekend. Plus, you could be waiting days for a technician, as most contractors give priority to customers who have agreements.
- Building owners and managers with HVAC service agreements can rely on professionals who are experts in the field. Their extensive experience enables them to know what checks need to be performed at the proper time intervals, and they can detect problems that the untrained eye cannot see. You may have general contractor experience to handle plumbing issues or basic electrical repairs, but today's heating and refrigeration models are far more complex. On the other hand, a qualified HVAC specialist knows to:
 - Check refrigerant levels for proper cooling in warm weather;
 - Inspect lubrication of all fans and moving parts, applying the proper solvents as necessary to keep equipment running smoothly;
 - Examine air filters, cleaning where necessary and making replacements to old filters;
 - Review the ignition mechanisms to ensure that a spark will properly light the pilot light or main burner of your furnace;
 - Recommend replacements or repairs on parts showing significant wear and tear, before these issues become catastrophes; and,
 - Look at thermostat connections for proper on/off functions.

If you'd like more information on HVAC service agreements, including cost estimates, installations and system design, [please contact](#) a specialist at Arista. We can consult with you to find an optimal arrangement with a custom agreement that suits your specific needs. Our contractors have been providing the Tri-State region with heating and refrigeration repairs, maintenance and other services for over 50 years, and we're happy to answer any of your questions.

4. Target Keyword: how HVAC contractors manipulate customers

Page Title: Are you getting screwed by your HVAC vendor? Here's what to watch out for...

When it comes to keeping your commercial heating and refrigeration systems running smoothly, many wise building managers and property owners rely on the expertise of HVAC professionals for advice and maintenance. After all, certified technicians have the experience and know-how that it takes to address problems with today's sophisticated systems and designs. However, you need to keep an eye out for signs that these people are taking advantage of your trust. It's important to understand how HVAC contractors manipulate customers so you can make sure you're not being duped.

- You'll know you're dealing with an unscrupulous HVAC technician if they recommend installing new equipment without offering an explanation as to why your existing system is inoperable. In most cases, even with components that haven't always been regularly maintained, you won't be looking at a complete overhaul to fix your HVAC equipment. In addition, keep in mind that you don't need to be an expert yourself to understand basic repairs. A qualified expert should show you exactly where your system is suffering wear and tear, and explain the exact reasons for replacement. In addition, a true professional is always willing to show you how to handle certain maintenance and repairs on your own, so that you're not incurring additional costs every time they make a visit.
- Part of knowing how HVAC contractors manipulate customers involves understanding that this profession requires certain licensing at the state and local level. When first consulting with a company, make sure to ask for their qualifications and ensure that they carry the proper certification. A respectable contractor is happy to show you all licenses and will comply with all relevant regulations. They will also demonstrate that they maintain required levels of insurance, including worker's compensation and liability.
- If the HVAC contractor seems unfamiliar with your heating and air conditioning systems, equipment or components, you should look elsewhere for your service and maintenance needs. This could be an indication that they do not stay current with the latest trends and technology, and aren't engaging in continuing education efforts. In any event, their obvious inexperience with your HVAC equipment should be a red flag that you need to find another company.
- You may experience how HVAC contractors manipulate customers if you witness any lack of concern about protecting the environment. Certain refrigerants commonly used in air conditioning units and heat pumps are harmful on the environment, as they cause a breakdown in the Earth's ozone layer. Responsible contractors will properly dispose and recycle

these materials, and take extra precautions to ensure that they don't leak these chemicals into the ambient air.

If you have concerns that you're being taken for a ride by your heating and air conditioning company, [please contact](#) the experts at Arista. We know how HVAC contractors manipulate customers, and can advise you on ways to avoid the unprofessional ones. Our specialists have over half a century of experience in commercial HVAC equipment around the Manhattan area, from installations to maintenance to custom system design.

5. Target Keyword: What to expect from the best HVAC providers

Page Title: What to expect from a top notch HVAC provider -- comparing having a service agreement and not having a service agreement in place

When you're a business owner or property manager, you keep track of every cost you expend for operations, equipment repair, major system maintenance, and other overhead. Your heating and refrigeration units are no exception, as these essential components ensure that your building functions smoothly and the occupants stay comfortable. If you're thinking of entering into a service agreement for this type of maintenance as opposed to bringing things in house, you should know what to expect from the best HVAC providers.

- Proper licensing at the state and local level is absolutely essential for the professionals who work on your heating and air conditioning equipment, so you should check to make sure all certifications are current. Maintaining proper licensing demonstrates that your specialist stays current with the latest industry developments, so you know you're in the hands of a knowledgeable professional.
- A respectable HVAC expert will always help you help yourself when it comes to simple check-ups on your equipment. Many preventative maintenance measures only require a basic understanding of your air conditioning and heating system components, so a service call is not always necessary. A true professional will explain procedures and give you a schedule for inspecting certain equipment.
- When you're considering what to expect from the best HVAC providers, find out whether they offer an ongoing maintenance agreement on an

annual or longer basis. Most professionals want to offer the best service possible, which means keeping long term relationships with the customers they assist. A service agreement typically includes regular visits for check-ups, routine equipment replacements and inspections. You benefit as a building owner or property manager because you're made aware of any equipment deterioration well in advance of any problems.

If your HVAC contractor doesn't offer a service contract, this is a red flag that you're not dealing with a top notch professional. Heating and air conditioning experts recognize that these arrangements equally benefit both parties, and they know their reputation is staked on providing excellent service. A contractor who does not feature ongoing contract services won't prioritize repairs for your building and typically doesn't stock the replacement parts you need to stay up and running.

- The most reputable professionals in the heating and air conditioning industry seek a partnership with their clients, not just a one sided relationship. They're willing to share maintenance schedules with you and explain the reasons behind their procedures. Look out for those who are reluctant to share their knowledge while doing their job.

There are many other factors to look at when weighing a service agreement versus maintaining this equipment yourself, including the hidden costs that can result when your property experiences downtime. If you have additional questions on what to expect from the best HVAC providers, [please give Arista a call](#). Our professional contractors have been handling heating and air conditioning sales, service and repairs all around Manhattan for decades. We also specialize in system design to ensure custom, state of the art installations of the latest in HVAC technology.

6. Target Keyword: importance of an HVAC Specialist for your building
Page Title: General commercial maintenance vendor vs. HVAC Specialist: things to know (why having your HVAC systems maintained by an HVAC specialist firm like Arista is a good idea)

If you're like many property managers or building owners in the Tri-State area, you've probably got a general commercial contractor that you rely on for service at your property. For most maintenance work, this type of arrangement works

perfectly. You can call your contractor for everything from plumbing issues to basic construction repairs. However, when it comes to more complex systems like your HVAC, the importance of an HVAC specialist for your building becomes obvious. There are a few key reasons why you need a heating and refrigeration specialist for these all-important components.

- When you contract with a professional to handle ongoing maintenance and repairs to your heating and refrigeration equipment, you're dealing with experts who keep up to date with latest trends in the industry. HVAC systems are complex, and there are constant innovations that can change preventative maintenance procedures and frequency of checkups. A general contractor will not always be familiar with the newest technology, so they cannot make recommendations that benefit building owners and managers.
- Like many professions involving home construction, major systems and detail work, the HVAC field requires certification for certain repairs and installations. General contractors do have licensing requirements, but usually these are typically not as comprehensive as the regulations which govern HVAC professionals. Therefore, a general contractor is not qualified to undertake certain procedures and shouldn't even attempt them. So, even if you have a general contractor maintaining your heating and air conditioning systems, they may still have to call in an HVAC specialist.
- The importance of an HVAC specialist for your building is obvious when you compare maintenance to equipment failure. A heating and air conditioning professional will stay on top of a regular schedule for cleaning various components, tune up procedures, and replacement of parts. They'll also conduct regular check-ups on your HVAC system to identify wear and tear, so you'll know before problems arise.
- There's nothing like a catastrophic equipment failure or other emergency to make you realize the importance of an HVAC specialist for your building, especially if you have an ongoing service agreement with a reputable company. General contractors rarely keep a comprehensive inventory of parts and supplies, while HVAC professionals who specialize in the field maintain a full stock. Every minute counts when you're experiencing extreme heat or cold, and businesses can suffer severely from downtime that prevents regular operations. You could be waiting days for a general contractor to order necessary parts for repairs, while an expert will usually be able to provide same-day service.

Clearly, as a building owner or manager, you're at a disadvantage if you don't have a service contract with an expert who is qualified to handle all aspects of your heating and refrigeration systems. [Please contact](#) a specialist at Arista to

get a better understanding of the importance of an HVAC specialist for your building. Our certified professionals have extensive experience with sales, service and installation of heating and air conditioning systems, so they're happy to answer your questions.

7. Target Keyword: HVAC preventative maintenance checklist

Page Title: HVAC preventative maintenance checklist (Ensure these specific items are being checked)

As a building owner or property manager, you know that an AC or HVAC equipment failure would result in significant backlash from the people who rely on you to maintain a comfortable environment. With your reputation and business at stake, it's wise to monitor these systems closely for maintenance and repairs. Therefore, the experts at Arista recommend an HVAC preventative maintenance checklist to stay on top of things.

1. The major mechanical components of your heating and refrigeration system need to be examined at regular intervals. [Check the boilers](#), as the combustion air should be operating at a rate of one square inch free area for every 2,000 BTUs. The cooling tower should be free of any slime or algae, so you need to address fluid leaks or debris. If you see any mold growth, make sure your biocide treatment is working properly.
2. Inspect your air handling unit as well, especially the outdoor air intake. You should check the area around the module to see if there are any sources of contaminants that can flow through to the interior of the building. Have a look at the fan, including the blade and motor condition. If you see areas of deterioration, replace these parts as necessary.
3. Your HVAC preventative maintenance checklist should include checking your HVAC distribution system. It's important that air flow throughout the building is unobstructed, from the supply air to the return ventilation. Review any drain pans to ensure there are no leaks or indication of mold growth. You'll need to replace or clean air filters as well. It might be helpful to keep a maintenance calendar so you'll know when new filters were installed and when they need to be replaced.
4. Thermostat controls are also important to your HVAC preventative maintenance checklist. In summer and winter, adjust the set points to make sure you're getting the best efficiency from your heating and air conditioning system. Make notes to indicate the location of each device, as well as the operations it controls. If you're ever unavailable or off-site, the teams repairing your system will have easy access to this key information.

5. Outdoor units are susceptible to debris from grime, dirt, tree branches, and bird feathers. Check the space around this HVAC equipment, as there should be about a two foot clearance around the intake area of both heat pumps and A/C units. You should check these outdoor components more frequently than other parts of your system, even as often as once a week. Also, make sure to do a walk through after heavy storms, as debris falling during heavy winds can get stuck near the air intake.

Would you like more information on our products and services, or assistance with developing an HVAC preventative maintenance checklist? [Please give us a call](#) at Arista to consult with a specialist with experience in heating and refrigeration systems. We offer expert sales, maintenance services and installations in HVAC, and can provide advice on avoiding catastrophic equipment failure.

8. Keyword: proper AC and heating for employee comfort

Title: Want to keep your employees happy? Make sure they are comfortable!
(with the proper A/C and heating in your building)

No matter what your job may be, you know an optimal temperature in your work environment makes you more happy and at ease. However, it's not just comfort levels that can be affected when the atmosphere is too warm or too chilly. Maintaining proper AC and heating for employee comfort can ultimately impact a company's bottom line, which is of special importance to business owners and property managers. Those that want to keep their tenants need to make sure a building's occupants are comfortable with the right temperature throughout all seasons of the year.

- Productivity plummets when employees are too cold, according to a [2013 report from Men's Health magazine](#). Citing the results of a study conducted by Northumbria University, the article revealed that warmer temperatures resulted in higher levels of employee efficiency, especially in the afternoon when post-lunch drowsiness sets in. At the same time, too low office temperatures also cause more employee errors, such as inaccuracies in data entry and word processing. The article stressed that the optimal climate for employee productivity was between 71 and 77 degrees.
- Proper AC and heating for employee comfort also affects creativity, which can have an enormous impact on workers in certain industries. Whether the temperature is too warm or too cold, the brain is focusing on the discomfort rather than on important projects. Employees in fields such as interior design, advertising, graphic arts, movie production, and other

creative pursuits will have a difficult time concentrating when they're more concerned with staying warm or fanning themselves to cool off.

- Job satisfaction is a key factor in retaining employees, and it encompasses everything from salary to benefits to work environment. Failure to maintain proper AC and heating for employee comfort can result in lower job satisfaction, which in turn affects an employee's work performance. The American Society of Interior Design [conducted a study](#) which showed that the workplace environment was a key factor in recruiting and maintaining qualified employees. Specifically, 41% of employees would accept a position based upon the atmosphere, and 51% would consider leaving a company if the environment wasn't acceptable. Proper temperatures are as much a part of the physical work space as aesthetics and furniture, so it's important that companies appropriately maintain their HVAC systems.
- Proper AC and heating for employee comfort also provides a basis for connection between employers and their work force. When a manager shows concern for employees well being and enjoyment in the office, they provide an opportunity to connect on a more personal level with them.

If you have questions about the proper AC and heating for employee comfort, [please contact](#) a specialist at Arista. We can demonstrate how proper maintenance of your HVAC equipment will help you avoid the kind of catastrophic failure that can cost you business, time and money. Our certified technicians have been providing heating and air conditioning service and installations to building owners and property managers in the Tri-State area for over half a century.