



Aug 2025

## Inspection Quote

Founded in August 2023 in Atlanta, Georgia, Airlast was created to make the lives of business owners and landlords easier by eliminating HVAC liability in commercial real estate.

Airlast is the first-ever commercial HVAC full coverage and servicing company. Airlast provides complete protection and coverage for HVAC commercial units.

Airlast provides:

- Complete coverage for HVAC replacement
- Repairs of HVAC units
- Bi-annual preventative maintenance



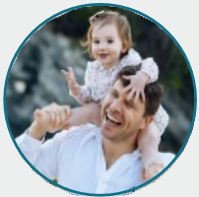
# AIRLAST

## Meet the team



### Charlie Banks **Founder & CEO**

- SVP Bridger Properties - grew leasing/management to 2.5MM square feet of commercial real estate in 1 year
- 6 years Sr Assoc Stream Realty Partners



### Andrew Engler **Co-founder, Chairman**

- CEO/founder of Kettle Re
- VP of Digital @ Argo Group: Founder/head \$0-\$100MM in revenue of digital division
- Head Comm AZ - Allstate Insurance



### Matt Scherer **Operations**

- Director Enterprise Accounts - McKesson
- Manage \$1.5BN in pharma revenue



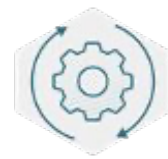
### Michael Spencer **Co-founder, CFO**

- Managing Director - Osisko Royalties
- Manage leases/royalties on \$7BN of gold assets
- Oversee revenue/ops for 165 separate mines internationally



### Michael Neiling **Chief Design/Product Officer**

- CEO - Ocupop
- Angel Investor
- Design - Google, Mozilla, Burton



Covers servicing, maintenance, emergency repairs and replacement of HVAC systems.



Ongoing service provides peace of mind to landlords and tenants and removes their liability.



Opportunity to improve the planet with a more sustainable, efficient approach to HVAC.

# Preventative Maintenance



## Commercial HVAC Servicing / Insurance Quote for Bridger Properties

**Client:** Bridger Properties

**Property Address:** 842 North Highland Suites

**Date:** 4.23.25

### Scope of Work

This proposal includes comprehensive HVAC maintenance services for 35 units across four scheduled service visits annually and two additional filter change visits to ensure consistent performance, safety, and efficiency.

### Service Breakdown

#### 1. Two Comprehensive Service Visits

*Schedule: March (A/C Servicing) & September (Heating Servicing)*

During these visits, we will perform a detailed 20-point inspection and complete the following tasks for all 35 units:

- **20-Point Safety and Operational Inspection**, which includes:
  - Checking and calibrating thermostat settings
  - Testing system startup and shutdown sequences
  - Inspecting and tightening electrical connections
  - Checking refrigerant levels and pressures (for A/C)
  - Inspecting condenser and evaporator coils for cleanliness
  - Testing and verifying system safety controls
  - Checking and adjusting system airflow
  - Inspecting accessible ductwork for leaks or blockages
  - Inspecting and cleaning blower components
  - Testing fan motor and blades for proper operation
  - Checking heat exchanger for any cracks or damage (for Heating)
  - Inspecting the flue system for proper and safe venting (for Heating)
  - Testing safety devices such as high-limit switches and pressure controls
  - Lubricating moving components where needed
  - Checking for any unusual system noises or vibrations
  - Inspecting the overall system condition for early signs of wear or damage
  - Monitoring and documenting energy efficiency performance



# Preventative Maintenance



- **Replacement of All Filters**

High-quality air filters will be replaced in all 35 units to improve air quality, reduce energy consumption, and extend system longevity.

- **Flushing and Clearing of Drain Lines**

All condensate drain lines will be flushed and cleared to prevent water damage and mold buildup.

- **Placement of Nu-Calgon Condensate Drain Pan Treatment Gel Tablets**

Condensate pans will receive gel tablets to prevent clogs and algae growth, ensuring uninterrupted drainage.

## 2. Two Filter Change Visits

*Schedule: June & December*

These additional visits focus on filter replacements and maintaining proper drainage for all 35 units. The services include:

- **Replacement of All Filters**

Filters will be replaced during both visits to maintain optimal air quality and system performance.

- **Flushing and Clearing of Drain Lines**

To ensure proper drainage and prevent water backup, all condensate drain lines will be flushed and cleared again during these visits.

## Total Cost Estimate

- **Cost per Comprehensive Service Visit (March & September): \$6,300 per visit (\$12,600 for two visits).**

Includes full system inspection, filter replacement, drain line clearing, and treatment tablets for 35 units.

- **Cost per Filter Change Visit (June & December: \$5,600 per visit (\$11,200 two visits).**

Includes filter replacement and drain line clearing for 35 units.

## Annual Summary

**Total Annual Cost: \$23,800**

This includes all four scheduled visits (two comprehensive service visits and two filter change visits) for 35 units.

# Replacement Quote



## Terms & Conditions

- Service visits will be scheduled in advance, and any required parts or additional repairs/replacements not covered by the maintenance plan will be quoted separately.
- Contract duration: 12-months
- Billing shall be quarterly and payment shall be made within 30-days from date of service.
- 10% Discount shall be applied for any additional repairs/replacements

## Approval

Client Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

This maintenance plan is designed to enhance the longevity, reliability, and efficiency of your HVAC system, keeping your property comfortable year-round.

For any questions or to discuss this proposal further, please contact us at [info@airlast.com](mailto:info@airlast.com)

THANK YOU

For  
inquiries,

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