



**Abaris Realty, Inc.**

7811 Montrose Road, Suite 110, Potomac, MD 20854  
301-468-8919 • Fax: 301-468-0983  
Web Site: [www.abarisrealty.com](http://www.abarisrealty.com)

*Excellence  
Since 1975*

August 31, 2022

Steve Ritterpusch  
Advanced Building Services, Inc.  
[sritterpusch@absi1.com](mailto:sritterpusch@absi1.com)

**Re: HVAC Equipment Repair Approval  
Tanyard Springs HOA - Clubhouse  
6920 Heritage Crossing  
Glen Burnie, MD 21060**

Dear Steve:

The Board of Directors for the above referenced community recently met at which time they approved your proposal for the community's clubhouse HVAC system repairs, as outlined.

Enclosed is the signed proposal for your records. Please coordinate scheduling the work with our onsite manager, Mark Moorman, at [tanyardsprings@abarisrealty.com](mailto:tanyardsprings@abarisrealty.com) or 410-360-4018. Thank you.

Sincerely,

A handwritten signature in black ink that reads 'Shireen Ambush'.

Shireen Ambush, PCAM  
Property Manager

CC: Board of Directors



**Advanced Building Services, Inc.**  
**23475 Rock Haven Way, #135 • Sterling, VA 20166**  
**Phone 703-661-4280 • Fax 703-661-4282**

June 28, 2022 Rev. 1

PRO 138

Tanyard Springs HOA  
C/o Mr. Mark Moorman  
Abaris Realty  
7811 Montrose Road  
Potomac, MD. 20854

Ref: Club Room Equipment Repair

Dear Mr. Moorman,

On a recent service we found a failed compressor and condenser fan motor had failed in a Carrier 4 ton outdoor condenser serving the club room . This proposal is for the replacement of these components. This is a 13 year old condensing unit. ASHRAE states life expectancy of these units is 15 years. At your request we have also prepared a cost for two complete system replacements for your consideration.

### PROPOSAL

#### Repair

**SCOPE:** We will provide all material and labor to perform the following:

1. Disconnect electrical service to condensing unit,
  2. Remove any remaining refrigerant from system using standard EPA approved methods.
  3. Remove and dispose of failed inducer motor assembly.
  4. Disconnect, remove and dispose of compressor, compressor contactor, and condenser fan motor.
  5. Provide and install a factory replacement compressor, compressor contactor, condenser fan motor and capacitor.
  6. Provide and install a filter drier.
  7. Condenser to be evacuated and charged with new refrigerant.
  8. Re-connect control wiring and equipment electrical service.
  9. Startup unit and check for proper operation.
  10. All work related debris to be removed from jobsite.
  11. Cleanup jobsite of any work related materials.
  12. All work to be performed during normal business hours Mon.-Fri. 7:00am-4:00pm
- Warranty:** (1) year parts and labor

**TOTAL PRICE: \$4,469.00 \_\_\_\_\_ Initial to Accept**

#### Replacement

**SCOPE:** We will provide all material and labor to perform the following:

1. Disconnect electrical service to equipment.
2. Remove any remaining refrigerant from systems using standard EPA approved methods.
3. Remove and dispose of two outdoor condensing units leaving line set and disconnect switches in place.

4. Provide and set two new Carrier model 24ABB348A005 4 ton 208-230 3ph. condensing units back onto pads and connect to existing disconnect switches and lie sets.
  5. Disconnect, remove and dispose of two gas furnaces and evaporator coils.
  6. Provide and install two new Carrier model 59SC2D080E17-16 80,000 Btu 92% gas furnaces with new evaporator coils.
  7. Provide and install any necessary transitional ductwork to connect to existing.
  8. Provide and install any necessary gas pipe and fittings to connect to existing.
  9. Provide and install any necessary flue/combustion pvc pipe and fittings.
  10. Systems to be evacuated and charged with new refrigerant to factory specifications.
  11. Startup unit and check for proper operation.
  12. All work related debris to be removed from jobsite.
  13. Cleanup jobsite of any work related materials.
  14. All work to be performed during normal business hours Mon.-Fri. 7:00am-4:00pm
- Warranty:** (1) year parts and labor/ 5 year compressor/ 20 year heat exchanger

**TOTAL PRICE: \$28,439.00 \_\_\_\_\_ Initial to Accept**

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*Payment to be made as follows: A 50% deposit is due upon acceptance of this proposal with the balance due upon job completion. A service charge of 1 ½% will be added monthly on invoices unpaid 30 days after billing. In addition, a service charge of 5% will be applied to any payments made by credit card, wire transfer, or other payment services where ABSI is charged a fee for utilizing such payment service to receive payment pursuant to this contract. This proposal may be withdrawn if not accepted in thirty (30) days.*

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Submitted by:  
 Steve Ritterpusch  
 Business Development

Read and accepted by:

*Shireen Ambush* 8/31/22  
 Signature                      Date

Shireen Ambush, Property Manager  
 Printed Name