

**Operating and  
Maintenance Manual**

**CHW**

**Console Unit**

Hybrid Water-Cooled Air Conditioner  
(HWCAC) Unit





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## Welcome

Congratulations on your selection of the Ice Air Hybrid Water-Cooled Air Conditioner (HWCAC). The HWCAC is a combination cooling and heating unit that provides an efficient room by room source for comfort conditioning of your living environment.

Ice Air HWCAC Console units are built to a high standard of quality and reliability, employing commercial grade components and heavy duty, galvanized sheet metal casings. With proper application and maintenance, Ice Air HWCACs will provide many years of efficient, quiet and trouble-free comfort.

To enhance the use of your Ice Air equipment, you will want to read and carefully follow all of the instructions contained in this Operating and Maintenance Manual. We recommend that you pay special attention to the Safety and Warning Information section at the beginning of this Manual, and to the various safety advisories throughout this Manual.

Please retain this Manual for your future reference. We suggest that you keep it with other important documents and product manuals. If your unit has optional features, they will be explained in a separate instruction sheet specific to that option.

On behalf of Ice Air, and our network of distributors and dealers, we are happy to welcome you to our base of satisfied customers!

We recommend that you record the following information about your Ice Air product(s).

Location	Model No.	Serial No.
Living Room		
Master Bedroom		
Bedroom		
Dining Room		
Other		

Precautions and preparations listed are for general knowledge and to define basic guidelines. Local codes and existing practices should be observed and performed by a professional.

Due to Ice Air's ongoing product development programs, the information in this document is subject to change without notice.

## Consumer Reference Information

For safe and optimal enjoyment of your Ice Air unit, please read the following consumer safety and operating notes carefully before operating your equipment!

### **⚠️ RECOGNIZE THIS SYMBOL AS A SAFETY PRECAUTION.**

- ⚠️ **WARNING:** Ice Air will not be responsible for any injury or property damage arising from improper service, or service procedures. If you install or perform service on this unit, you assume responsibility for any personal injury or property damage which may result. Many jurisdictions require a license to install or service heating and air conditioning equipment.
- ⚠️ **WARNING HIGH VOLTAGE:** Disconnect all power before servicing or installing unit. Multiple power sources may be present. Failure to do so may cause property damage, personal injury or death.

## Safety Guidelines

Read this entire manual before operating the unit.

- ⚠️ **WARNING:** This unit MUST be serviced only by professionally trained and qualified technicians. Do NOT attempt to maintain or service this unit on your own – severe injury and death can occur from electric shock, moving parts, and other hazards.
- Your Ice Air unit must be properly installed and commissioned to operate correctly. Improper unit installation, adjustment or commissioning, and/or improper heating system installation and connection can lead to equipment malfunction and hazardous operating conditions, and may void your warranty. If you have any doubt about the proper installation of your Ice Air unit, please contact your property manager at once to have a qualified technician inspect the equipment.
- Your Ice Air units must each be wired on an individual, dedicated electrical circuit with the correct voltage and proper amperage (capacity) to match the unit nameplate requirements.
- Each unit's electrical circuit must have a proper overcurrent protection device, employing an approved circuit breaker or fuse of the proper rating under NEMA and local building codes.

⚠️ **WARNING:** Every unit contains refrigerant within a sealed and pressurized refrigerant system. This system must not be opened or tampered with and any refrigeration system repairs MUST be carried out by trained technicians. Refrigerant must be properly handled and recycled per EPA regulations and guidelines.

⚠️ **WARNING:** Do NOT operate the unit with frayed, burnt or damaged electrical wires!

⚠️ **WARNING:** Do NOT operate the equipment when in doubt – have it inspected first!

**IMPORTANT:** It is not the intent of this maintenance manual to correct any installation deficiencies. If you have any doubt about the proper initial installation (or re-installation after servicing) of your Ice Air unit(s) – noisy or inefficient unit operation, frayed or damaged electrical connections, improper unit appearance, etc. – please contact a trained servicer or building maintenance staff immediately.

### **The following physical conditions must be maintained for proper unit operation:**

Air flow must be unobstructed into and out of the unit return air opening.

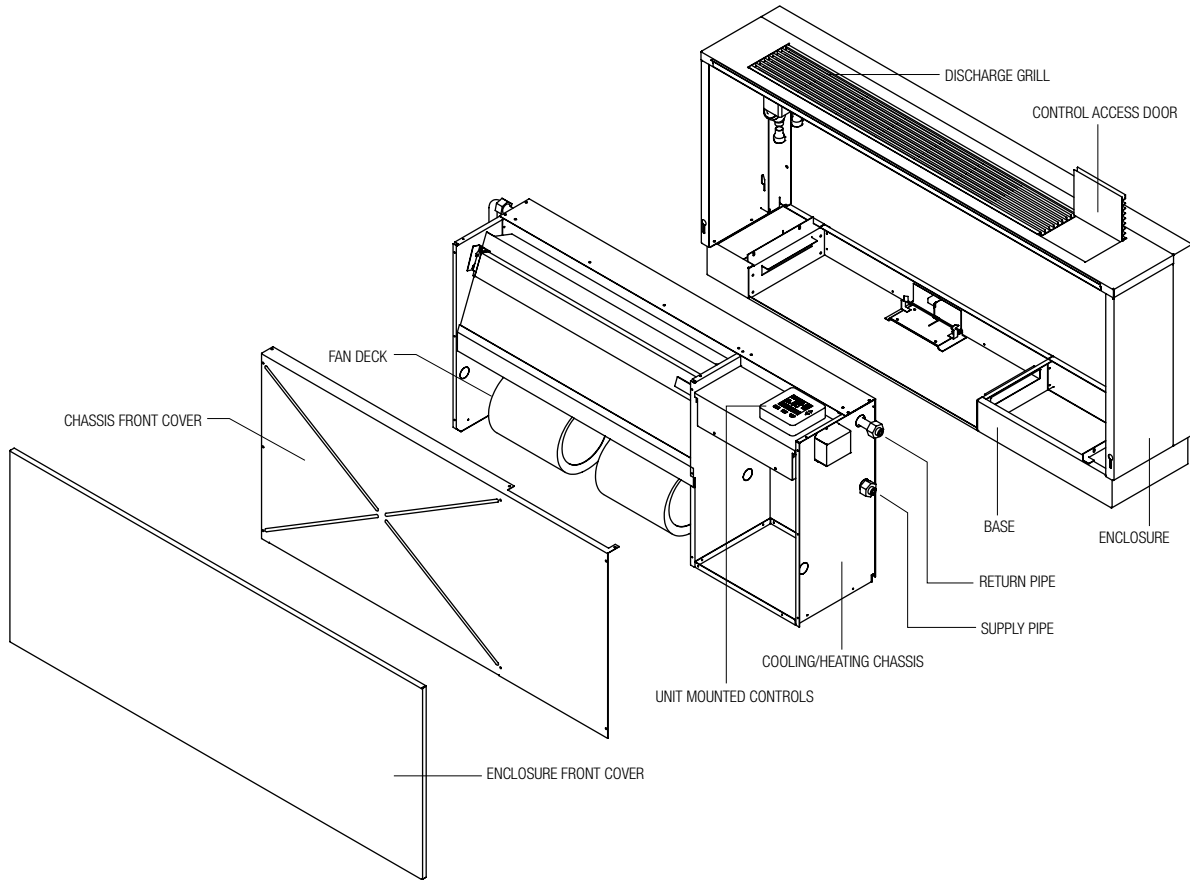
- Have the unit filter properly cleaned and serviced to prevent air blockage from dirt and dust within the filter media.

### **Intended for indoor use only.**

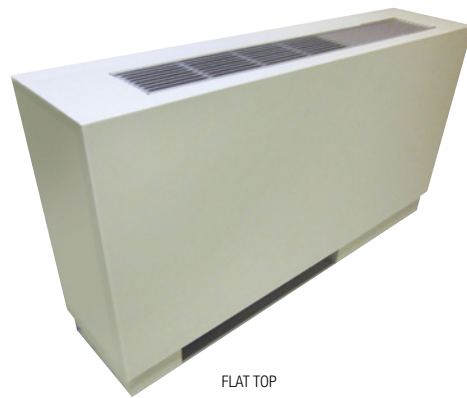
Proper installation and operating environment must be maintained. Therefore:

- Do not operate the unit in corrosive environments such as chemical plants, refineries or salt spray areas.
- Operate only with proper electrical service and protective circuit breakers or fuses in place.
- Operate only with all unit and enclosure sheet metal parts in place and properly installed.
- In areas of high concentrations of dirt, dust, pet dander or pollutants, clean the filter often (at least monthly).
- Do not clean the unit with any solvents or cleaning solutions that may damage the equipment.
- Understand and follow the unit operating instructions before using your Ice Air equipment.

## Components and Parts Exploded View



SLOPE TOP



FLAT TOP

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## Nomenclature

<b>Model Selection</b>	<b>8</b>	<b>CHW</b>	<b>09</b>	-	<b>9</b>	<b>P</b>	<b>P</b>	<b>E</b>	<b>P</b>	<b>X</b>	<b>X</b>	-	<b>A</b>	<b>A</b>	<b>1</b>	<b>A</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>S</b>	<b>X</b>
Item Number	1	2	3		4	5	6	7	8	9	10		11	12	13	14	15	16	17	18	19
	Primary Part Number				Secondary Part Number							Valve Package Parts									

Item 1	<b>8</b>	Voltage	<b>8</b> - 208V-1PH-60Hz	<b>7</b> - 277V-1PH-60Hz	<b>6</b> - 220V-1PH-50Hz	
Item 2	<b>CHW</b>	Unit	<b>CHW</b> - Console			
Item 3	<b>09</b>	Capacity (Btuh)	<b>09</b> - 9000	<b>13</b> - 13000	<b>16</b> - 16000	<b>19</b> - 19000
Item 4	<b>9</b>	Configuration	<b>9</b> - Flat Top Standard Standard Rear Piping <b>10</b> - Flat Top Subbase and Chassis Standard Rear Piping <b>11</b> - Flat Top Chassis Only Standard Rear Piping <b>12</b> - Slope Top Standard Standard Rear Piping <b>13</b> - Slope Top Subbase and Chassis Standard Rear Piping <b>14</b> - Slope Top Chassis Only Standard Rear Piping			
Item 5	<b>P</b>	Motors	<b>P</b> - PSC	<b>E</b> - ECM	<b>B</b> - BLDC	
Item 6	<b>J</b>	Power Source	<b>P</b> - Line Cord <b>J</b> - Non Fused Disconnect - (Junction Box + Switch)			
Item 7	<b>E</b>	P-Trap	<b>E</b> - External (Shipped Loose)			
Item 8	<b>P</b>	Drain Pan	<b>P</b> - Galvanized Powder Coated	<b>S</b> - Stainless Steel		
Item 9	<b>X</b>	Riser Set	<b>X</b> - Not applicable			
Item 10	<b>X</b>	Casing Stand	<b>X</b> - Not applicable			
Item 11	<b>A</b>	Flow Control	<b>A</b> - Autoflow Valve	<b>B</b> - Manual Balancing Valve	<b>C</b> - Manual Circuit Setter	<b>X</b> - None
Item 12	<b>A</b>	Autoflow Valve (GPM)	<b>A</b> - 3	<b>B</b> - 4.5		
Item 13	<b>1</b>	Controls	<b>1</b> - Unit Mounted AcuZone ELA-8842 Thermostat (R14) <b>2</b> - Wired for 24V Thermostat (others) (R02) <b>3</b> - Wired for AcuZone ELA-8842 Thermostat (R03) <b>4</b> - Wired for Wireless WiFi Thermostat <b>5</b> - Wired for Wireless Thermostat <b>6</b> - Wired for WiFi Thermostat			
Item 14	<b>A</b>	Valve Options	<b>A</b> - Motorized Valve - NO Heating - NC Cooling <b>B</b> - Motorized Valve - NO Heating - NC Cooling and Strainer (Supply) <b>C</b> - Strainer (Supply)			
Item 15	<b>X</b>	Condensate Pump	<b>I</b> - Internal	<b>E</b> - External	<b>X</b> - None	
Item 16	<b>X</b>	Air Vents	<b>E</b> - Bleed Elbow	<b>T</b> - Bleed Tee	<b>X</b> - None	
Item 17	<b>X</b>	Removable Chassis	<b>C</b> - Yes <b>X</b> - No			
Item 18	<b>S</b>	Enclosures	<b>1</b> - Arctic White Standard Size	<b>2</b> - Custom Color Standard Size	<b>3</b> - Antique White Standard Size	
			<b>4</b> - Antique White Custom Size	<b>5</b> - Arctic White Custom Size	<b>6</b> - Custom Color Custom Size	
			<b>S</b> - Shipped Separate			
Item 19	<b>X</b>	Compressor Blanket	<b>B</b> - Yes <b>X</b> - None			

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## Controls

All standard Ice Air units are equipped with digital control options.

If your unit has optional wall mounted or remote controls, see the separate operating instructions supplied with those controls.

### 7-Day Programmable (Optional)



- 5/2 or 7-day programs for highest efficiency
- Factory or field-set temperature limits
- Large clear display – in any lighting condition
- Auto changeover mode
- Easy to program

### Wireless Thermostat (Optional)



- Easy programming
- Settings for morning, day, evening and night
- Clear backlit display readable in any lighting condition
- Auto changeover mode
- Optional remote temperature sensor

### Nest “Learning Thermostat” (Optional)



- Programmable to save energy
- Remembers temperatures and time/day to create customized schedule
- Easy to install and program – self-learning technology
- Sleek, ultra-modern, efficient design
- Integrates with mobile devices/smart phones (Nest Mobile app)
- Clear backlit display readable in any lighting condition
- Auto changeover mode
- Optional remote temperature sensor

## Controls



## LCD Programmable Operation

### Feature List

- Operates on 2-stage Heat and 2-stage Cool
- 7 programs (Mo, Tu, We, Th, Fr, Sa, Su) or 5-2 programs (Mo-Fr, Sa-Su)
- 4 Separate Time and Temperature Settings for each mode
- Heat and Cool set points for each program
- EPROM stores Heat and Cool program settings
- Temporary Program Override
- Permanent Program Override
- Compressor Short Cycle Protection
- LCD Backlighting
- Low Temperature Protection
- Lockout Safety feature

### Operating Specifications

- Temperature Measurement: 0°C ~ 40°C/32°F ~ 99°F
- Accuracy: ±0.5°C/1°F
- Voltage: 18-30VAC
- Temperature Controllable Range: 5°C~35°C/55°F ~ 95°F
- Resolution: 0.5°C/1°F
- Operating Temperature: 0 – 50°C/32 – 122°F
- Storage Temperature: 5 – 50°C/41 – 122°F

## User Interface

Button	Press	Hold
▲	UP/Override mode	UP/Permanent Override mode
▼	DOWN/Override mode	DOWN/Permanent Override mode
ON/OFF	ON/OFF	-----
MODE	Set operation mode	Internal Setting
FAN	Set fan speed/Confirm	-----

The temperature reading that is on constant display is the ambient room temperature.

The Cool limit setting is 55°F to 95°F.

The Heat limit setting is 51°F to 91°F.

## Operation

### Normal Mode:

1. Press ON/OFF to turn on thermostat.
2. Press MODE to change the system mode.
3. There are three operation modes:  
Cool mode, Heat mode, Auto mode.

### Cool Mode

1. To activate Cool mode, press the MODE button until COOL displays.
2. Press UP/DOWN arrow buttons to your desired temperature.
3. Compressor will cycle when temperature reaches the set point. After compressor stops, allow at least 3 minutes before restarting (this applies only if you have manually turned the unit off or reset the thermostat – during normal running conditions, the unit will automatically allow for the required restart delay).

### Heat Mode

1. To activate Heat mode, press the MODE button until HEAT displays.
2. Press UP/DOWN arrow buttons to your desired temperature.
3. The unit will cycle until the set temperature is achieved and then will continuously cycle to maintain the set temperature.

### Auto Mode

1. To activate Auto mode, press the MODE button until AUTO displays.
2. Press UP/DOWN arrow buttons to set desired Heat temperature.
3. Wait 5 seconds for COOL to appear.
4. Press UP/DOWN arrow buttons to set desired Cool temperature.
5. The unit will automatically cycle between Heat and Cool modes if unit exceeds desired set points. The temperature reading that is on constant display is the ambient room temperature.



### Set Day and Time

Enter internal setting mode by pressing and holding MODE button for 5 seconds.

### Time Setting

Set Clock/Day is flashing

1. Press MODE button to select Edit Clock/Day.
2. Use UP/DOWN buttons to adjust hours (12 hr).
3. Press MODE to select minutes.
4. Use UP/DOWN buttons to adjust minutes.
5. Press MODE to select days.
6. Use UP/DOWN buttons to adjust days. Press FAN when complete.

### Programming Your Thermostat

Enter internal setting mode by pressing and holding MODE button for 5 seconds.

Press ON/OFF to select Schedule (Schedule is flashing)

1. Press MODE button to select EDIT SET SCHEDULE.
2. Use UP/DOWN to select DAY.
3. Press MODE to edit.
4. Use UP/DOWN to select Time (adjustable in 10 minute increments).
5. Press MODE to edit Heat setting.
6. Use UP/DOWN to select temperature.
7. Press MODE to edit Cool setting.
8. Use UP/DOWN to select temperature.
9. Press MODE to set next time frame.
10. Follow the screen, and repeat steps 2 through 9 to adjust 7-day schedule programming.
11. Press FAN when complete.
12. If no button is pressed for 15 seconds, it will return to normal mode automatically.

Below is the default program.

The default selection is 5-2 day program.

Days	Event	Time	Heat	Cool
MON-FRI	WAKE	6:00 AM	70° F (21° C)	78° F (26° C)
	LEAVE	8:00 AM	62° F (17° C)	85° F (29.5° C)
	RETURN	6:00 PM	70° F (21° C)	78° F (26° C)
	SLEEP	10:00 PM	62° F (17° C)	82° F (28° C)
SAT-SUN	WAKE	6:00 AM	70° F (21° C)	78° F (26° C)
	LEAVE	8:00 AM	62° F (17° C)	85° F (29.5° C)
	RETURN	6:00 PM	70° F (21° C)	78° F (26° C)
	SLEEP	10:00 PM	62° F (17° C)	82° F (28° C)

### Changing Program Schedule and Temperature Limits

Enter internal setting mode by pressing and holding MODE button for 5 seconds.

Press ON/OFF twice to select Settings (Settings is flashing)

1. Press MODE button to select Edit "Settings."
2. Use UP/DOWN to select 7 Day or 5-2 Day.
3. Press MODE to edit Heat temperature limit.
4. Use UP/DOWN to set temperature. Default internal setting: Heat limit 90°F
5. Press MODE to edit Cool temperature limit.
6. Use UP/DOWN to set temperature. Default internal setting: Cool limit 60°F
7. Press FAN when complete. The Cool limit setting should be at least 4°F higher than the Heat limit setting.
8. If no button is pressed for 15 seconds, it will return to normal mode automatically.

### Temporary Program Override

1. When thermostat is ON, the program set point can be temporarily overrode by pressing UP or DOWN. OVERRIDE icon will turn on. Press UP or DOWN to select the set point.
2. In Heat mode, Heat set point can be adjusted.
3. In Cool mode, Cool set point can be adjusted.
4. In Auto mode, Heat set point will be set first and press UP or DOWN to set the Heat set point. Press FAN to confirm the Heat set point. Cool set point will be set second and press UP or DOWN to set the Cool set point. Press FAN to confirm the Cool set point.
5. Temporary Override will be canceled if user changes the operation mode or the unit enters the next program time session.

### Permanent Override

1. Hold UP and DOWN button for 2 seconds to enter Permanent Override mode. Permanent Override icon will turn on.
2. In Heat mode, Heat set point can be adjusted.
3. In Cool mode, Cool set point can be adjusted.
4. In Auto mode, Heat set point will be set first and press UP or DOWN to set the Heat set point. Press FAN to confirm the Heat set point. Cool set point will be set second and press UP or DOWN to set the Cool set point.
5. Permanent Override will be canceled if user changes the operation mode or turns off the unit.
6. Hold FAN button 5 seconds to cancel the Permanent Override mode.

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## Sequence of Operation for Hybrid Heat Pump

### Cooling Cycle

The thermostat calls for Cooling; the cooling motorized valve is OPEN, while the heating motorized valve remains closed.

- This sends a 24-volt signal through the cool terminal to the compressor contactor and the compressor starts.
- At the same time a 24-volt signal flows through the fan relay and the blower starts in HIGH speed if the unit is in Auto Fan Mode. If the unit is a manual mode set by the user then the fan continuously blows in the user set speed.
- Once the thermostat is within 2 degrees of set point, the fan drops to LOW speed if in Auto Fan Mode
- The thermostat is satisfied and this sends the 24-volt signal to the compressor contactor and compressor turns OFF.
- This ends the 24-volt signal to the indoor blower relay and the blower stops if the unit is in Auto Fan Mode.
- This ends the call for cooling.
- The system is now OFF (except in manual cool set by user, where the fan blows continuously)
- When there is no call for cooling, the motorized valve will remain open

### Heating Cycle

Setting the thermostat to the HEAT mode automatically de-energizes the heating motorized valve OPEN, while the cooling valve closes.

- A 24-volt signal flows through the fan relay and the blower starts in HIGH speed if the unit is in Auto Fan Mode. If the unit is a manual mode set by the user then the fan continuously blows in the user set speed.
- The system is now in operation.
- Once the ambient temperature is within 2 degrees of the set point, the fan switches to low speed if the unit is in Auto Fan Mode.
- As the space warms, the thermostat call is satisfied and ends the call for heat.
- This ends the 24-volt signal to the blower and the unit stops if the unit is in auto changeover. If the unit is a manual mode set by the user then the fan continuously blows in low speed.
- The system is now OFF (except in manual heat set by user, then the fan blows continuously)
- The heating motorized valve solenoid stays OPEN (de-energized) as long as the thermostat is set for heating.

**PLEASE NOTE:** Other thermostats are available including:

Habitat Wireless  
Thermostat



Digital Touchscreen  
Thermostat



System compatible with other 3<sup>rd</sup> party thermostats not shown here.

For more information go to: [www.ice-air.com/thermostats](http://www.ice-air.com/thermostats)

## Maintenance

Your Ice Air unit is designed to provide many years of efficient, trouble-free comfort conditioning service. To ensure equipment longevity and efficiency, please make sure that the following simple maintenance procedures are followed. This manual assumes that your unit has been installed by a qualified installation professional, and is operating properly prior to maintenance service.

Have your unit periodically inspected by a properly trained service professional or building maintenance staff person. The unit should be checked for the safe and proper functioning of all of its systems at least once a year. The following recommended maintenance procedures should be carried out only by trained personnel with strict adherence to the Safety Guidelines outlined at the beginning of this manual. These procedures **MUST** be followed to ensure your safety and the safety of the person maintaining the equipment!

### Indoor Air Filter

All units are equipped with a washable/reusable filter. It is recommended that you clean the indoor air filter after every 350 to 400 hours of unit operation – more frequently if the unit is running in an environment of high dust, pet dander or other pollutants in the indoor atmosphere.

### Condensate Drain Pan and Drain Hoses

Check the unit condensate drain pan and drain hoses annually to ensure proper condensate drainage. If any foreign matter build-up in the drain pan is found, clean the drain pan and drain hoses – frequency of cleaning depends on the level of dirt and pollutants that may be present in the indoor environment.

### Evaporator Coil

Check and clean (if necessary) the unit evaporator coil annually.

### Evaporator Motor and Blower Assembly

Check and clean for dust and dirt build up as necessary.

### Compressor

Annual check should be performed to detect potential problems.

### Condenser (Water Heat Exchanger)

Water coil maintenance is not required. If the unit installation is located in a system with water problem history, it is best to establish a periodic maintenance program. It is the building's responsibility to maintain a water system that should provide your unit with treated and filtered water to keep water flowing freely through your equipment.

With these simple maintenance procedures carried out on a proper maintenance schedule, your unit should provide many years of trouble-free service. The procedures are covered in greater detail on the following pages and should be implemented by trained personnel. But there are certain items that you, the apartment owner or tenant, can do to ensure proper unit function:

- Keep the area around your unit clear of objects that may block air flow into the unit – furniture, carpets and rugs, etc. may restrict air movement.
- Keep the top of your cabinet free of objects that may block air flow out of the unit – plants, paperwork and books, etc. should not be placed on or above the discharge grille area.
- Keep drapes, blinds and other window treatments clear of the air discharge area – any blockage of discharge air will have a negative impact on the unit and on its ability to properly condition the room.

### General Unit Inspection

Visually inspect unit at least once a month. Pay special attention to hose assemblies and connections. Repair any leaks and replace deteriorated hose immediately to avoid potential costly damage to your property due to component failure.

## Roomside Component Cleaning

**IMPORTANT:** Power MUST be disconnected before carrying out any of the following cleaning!

To access the components within the chassis of the unit:

1. Unit must be in OFF Position.
2. Disconnect unit from power source.
3. Remove the unit front cover/access door by unscrewing the retaining screws that hold it in place. You will then have access to the unit components.

NOTE: Pictures of components and parts may vary depending on your model.

### Air Filter



1. Remove Permanent Air Filter.
2. Wash Air Filter in warm water and biodegradable cleaner.
3. Rinse with clean water and allow to dry completely.
4. Replace Air Filter.
5. As an alternate cleaning method, the filter may be cleaned on both sides using a vacuum cleaner and a soft brush type attachment.

**IMPORTANT:** Do not operate unit without filters.

### Evaporator Coil



Check the coil for cleanliness and uniformity of fins. If the coil is dirty, vacuum clean with a soft brush attachment. This is the only form of cleaning that should be carried out within an apartment. If the coil requires additional cleaning, the unit must be removed and cleaned using compressed air and/or washed. These operations MUST be carried out in a facility properly equipped to handle this type of work in a safe and professional manner.

### Evaporator Motor and Blower Assembly



If there is evidence of dirt or dust build-up in the evaporator motor or blowers, they should be cleaned either by vacuum cleaning (if working in an apartment) or by removing the unit to a workshop location and cleaning with compressed air.

**▲ WARNING: Always obey safety guidelines for using compressed air in this latter case.**

Your Ice Air unit has permanently lubricated motor bearings that do not require additional lubrication. Blowers and motors are factory assembled for quiet performance – if there is any excessive noise and vibration from this assembly, it should be serviced by a qualified technician.

### Condenser (Water Heat Exchanger)

Generally, if water flow exceeds 3 gpm per ton, the water velocities should keep your coil free of scaling or debris that could lead to erosion and fouling.

## Troubleshooting

**IMPORTANT: It is not the intent of this maintenance manual to resolve any problems with the operation of your Ice Air unit. Please contact a trained servicer or building maintenance staff immediately if your unit fails to perform properly.**

1. Contact a trained service technician to conduct full unit diagnostics and repair to equipment.
2. Record any unit that does not operate noting the unit serial number on your report.

**If unit is not operating, conduct the following checks:**

1. Check the electrical connections.
2. Check the voltage and current against the electrical specifications on the unit nameplate.
3. Look for wiring errors. Check for loose screw connections in both line and low voltage terminals.
4. Check the water supply piping for proper water connection.
5. Check for dirty filters.
6. Check indoor fan for proper operation.
7. Check that unit did not cycle off due to improper thermostat settings.
8. Check for fault codes on the control board – consult the Board Troubleshooting Table.

## Board Troubleshooting Table

Display (Fault Code)	LED		
	Yellow	Green	Red
Normal mode	OFF	ON	OFF
HP Protection (E1)	OFF	OFF	Flash
LP Protection (E2)	Flash	OFF	OFF
Evaporator Freeze Protection (E3)	Flash	ON	Flash
Coaxial Coil Low Temperature Protection (E4)	Flash	ON	OFF
Temperature sensor malfunction (E5)	OFF	Flash	OFF
High Voltage Protection (E6)	OFF	OFF	ON
Low Voltage Protection (E7)	OFF	ON	ON
Condensate water overflow protection (E8)	ON	OFF	OFF
Ambience Low Temperature Protection (E10)	ON	Flash	OFF

### **RECOGNIZE THIS SYMBOL AS A SAFETY PRECAUTION.**

**▲ WARNING:** Ice Air will not be responsible for any injury or property damage arising from improper service or service procedures. If you install or perform service on this unit, you assume responsibility for any personal injury or property damage which may result. Many jurisdictions require a license to install or service heating and air conditioning equipment.

**▲ WARNING HIGH VOLTAGE:** Disconnect all power before servicing or installing unit. Multiple power sources may be present. Failure to do so may cause property damage, personal injury or death.



## Limited Warranty

### Twelve (12) Month Warranty of entire Packaged Terminal Equipment

Ice-Air, LLC ("Ice Air" or the "Company") warrants, solely to the person or entity that directly purchased the packaged terminal system from the Company (the "Original Owner"), that the entire packaged terminal system is free from defects in material and workmanship for a period of twelve (12) months from the date of delivery (the "Twelve Month Warranty"). Any part or portion thereof which becomes defective under normal use during the period of this warranty will be repaired or replaced, provided Ice Air's examination shall prove to its satisfaction that the part was or became defective under normal use. Ice Air's obligations under this warranty are subject to the satisfaction of the conditions set forth in the last paragraph of this Section and are limited to: (a) repairing the defective part or (b) furnishing a replacement part provided the defective part is returned to Ice Air, without shipping damage, transporting charges prepaid. No reimbursement will be made for expenses incurred in making field adjustments or replacements unless specifically authorized in writing by the Company.

Except as otherwise provided in the last sentence of this paragraph, the Company is not obligated under this warranty for field labor such as service for inspection, removing, packing and/or reinstalling water source unit, nor for the return transportation charges. In addition, the Company is not obligated under this warranty to make reimbursement of the labor or service charges of any other party. Notwithstanding the foregoing, labor provided by or at the direction of the Company during the twelve (12) month period from the date of delivery referred to in the initial paragraph above, in connection with the Twelve Month Warranty of parts provided in the initial paragraph above, is included in such warranty, solely in the case in which a packaged terminal system is sold by the Company to an Original Owner for use in a new facility to be constructed and located in the greater New York City metropolitan area. For the avoidance of doubt, except in the case described in the preceding sentence, the Company has no obligation under this warranty to provide for field labor or to make reimbursement of the labor or services charges of any other party, provided, however, that the Company, in its sole and absolute discretion, may elect to do so, so long as (i) such election is set forth in a writing signed by the Company and (ii) the facility at which the applicable packaged terminal system is or will be installed is located in the greater New York City metropolitan area (the "Metropolitan Area").

The obligations of the Company set forth in the preceding paragraphs of this Section are in all cases subject to the satisfaction of the following conditions: (x) the Company shall have received proof, satisfactory to the Company, of the purchase by the Original Owner from the Company of the packaged terminal system that is the subject of the Original Owner's claim, (y) all amounts due and payable to the Company on or prior to the date of such claim in respect of such packaged terminal system shall have been paid in full and (z) nothing shall exist or occur that relieves the Company, in accordance with the terms of this agreement, from the performance of its warranty obligations hereunder.

### OPTIONAL Extended Refrigeration Circuit Warranty

#### 2<sup>nd</sup> – 5<sup>th</sup> year compressor parts only; labor not included

The Optional Extended Refrigeration Circuit Warranty MUST be purchased from Ice Air within thirty (30) days from date of delivery to be valid. The hermetically sealed refrigeration circuit (consisting of the motor, compressor assembly, evaporator coil, coaxial / condenser coil, and interconnecting tubing) is warranted to the Original Owner for four additional years from date of the expiration of the twelve-month Warranty. Components under this warranty will be supplied at Ice Air's expense provided the failed component is returned to Ice Air. This optional warranty does not include any other parts of the equipment such as fans, fan motors, controls, cabinet parts, electrical relays, capacitors, protective devices, or wiring. Ice Air is not obligated under this warranty for field labor such as service for inspection, removing, packing, and/or reinstalling the refrigeration circuit, nor for return transportation charges. In addition, the Company is not obligated under this warranty to make reimbursement of the labor or service charges of any other party. Ice Air reserves the right to make a handling and inspection charge in the case of parts or equipment improperly returned as defective and/or as being in warranty.

To obtain assistance under the parts warranty or to purchase the optional extended warranty, simply contact Ice Air Customer Service at 80 Hartford Avenue, Mount Vernon, New York 10553 Phone 914-668-4700.

#### Additional warranty options include:

##### 2<sup>nd</sup> – 5<sup>th</sup> year full unit parts only warranty

##### 2<sup>nd</sup> – 5<sup>th</sup> year compressor parts and labor warranty, so long as such labor is performed in the NY Metropolitan Area

##### 2<sup>nd</sup> – 5<sup>th</sup> year complete parts and labor warranty (Full unit coverage), so long as such labor is performed in the NY Metropolitan Area.

All Warranties (which must be purchased separately) constitute the Original Owner's sole remedy. They are given in lieu of all other warranties. Ice Air is not liable for incidental or consequential damages, whether the theory is breach of this or any warranty, negligence, or strict tort. No person (including any agent, salesman, dealer, or distributor) has authority to expand Ice Air's obligation beyond the terms of these express warranties, or to state that the performance of the product is other than that published by Ice Air. In addition, neither the Original Owner nor any such person has the right to sell, transfer or assign, or attempt to sell, transfer or assign, any rights of the Original Owner in or to the warranties provided for herein, no such sale, transfer or assignment shall be binding upon Ice Air and any such sale, transfer or assignment is null and void and of no force or effect.

### General Conditions

The above warranties are void if Ice Air's equipment has been damaged, misused, subjected to abnormal use or service or its serial number has been altered, defaced, or removed, or payment for the equipment is in default. Ice Air is not responsible for service to correct conditions due to misapplication, faulty or improper installation, inadequate wiring, incorrect voltage conditions or unauthorized opening of the refrigeration circuit, nor for consequential damages. In case Ice Air's equipment is installed in conjunction with cabinets, grills, louvers, controls, or other parts manufactured by others, these warranties shall apply only to Ice Air's manufactured portion of the equipment. The conditions of the standard warranty plan are effective for 12 months from the date of equipment delivery. Ice Air reserves the right to make a handling and inspection charge in the case of parts or equipment improperly returned as defective and/or as being warranty.

### Important Disclaimers Ice Air Has No Responsibility For:

#### (A) Certain Damages

The following are the responsibility of the user. None of the following constitutes a manufacturing defect, and each is expressly excluded from the warranty plan:

- 1) Failure of unit to operate satisfactorily due to improper amount of air on evaporator coil or air supply to air cooled condensers.
- 2) Damage to unit or unsatisfactory operation due to improper cleaning of evaporator coil or use of unit in corrosive atmosphere locations such as chemical plants, refineries, or salt spray areas.
- 3) Damage to unit from unsatisfactory operation due to blown fuses, inadequate or interrupted electrical service, use of improper electrical protective devices or operation of unit on power supply other than covered by nameplate rating of unit.
- 4) Damage due to failure to properly maintain unit.
- 5) Damage due to transportation or handling prior to and during installation.
- 6) Damage due to accident or from alteration, improper installation or tampering.
- 7) Failure to clean or replace filter timely.
- 8) Misapplication of equipment.
- 9) Damage due to deviation from original design and intended use of equipment.
- 10) Damage due to use of additional accessories either unapproved or approved but modified or manipulated.

#### (B) Installation

Ice Air is not responsible for the design, execution, and performance of the installation method or any of the accessory items used during installation such as seals, caulking, weatherproofing, supporting structures, attachment means, louvers and frames supplied by others.

#### (C) Check, Test and Start

Check, Test and Start of the air conditioners by an experienced person is the responsibility of the installing contractor. This consists of physically confronting each conditioner operating in both heating and cooling modes and correcting any minor deficiencies noted. After the equipment leaves the factory, it may become damaged or maladjusted during transportation or on the job. Sometimes wires are disconnected accidentally, or fan motors move on their bases due to rough handling, causing fans to strike; a component(s) may be inoperable. The correction of such conditions is part of the Check, Test and Start. Note that unless otherwise specifically agreed to in writing, Ice Air has no obligation to perform, nor does the price of its equipment include field labor in connection with the performance of, these Check, Test, and Start procedures (or the like).



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Precautions and preparations listed are for general knowledge and to define basic guidelines. Local codes and existing practices should be observed and preformed by a professional.

Due to Ice Air's ongoing product development programs, the information in this document is subject to change without notice.