

Evap. Cooler Gas Furnace Combination

Activity		Type Of Service				
		A	B	C	D	E
Last Issue Date: 03/11/2020						
1	ELECTRICAL: a) Carry out a visual inspection for obvious damage to the equipment. b) To the unit frame and pump shaft test the earthing continuity to AS3000 (hard wired). Note: The tests are to be done before & after isolation, & after re-instatement.			Y	Y	
2	EVAPORATIVE COOLER: Check condition of unit especially for signs of corrosion, wear and damage.				Y	
3	Remove filter frames, check and clean both filter pads and frames.			Y	Y	
4	Empty water reservoir, clean basin thoroughly and refill with water to correct level.			Y	Y	
5	Check and clean water distribution channels.			Y	Y	
6	Check float assembly for correct operation.			Y	Y	
7	Check water supply, especially for leaks.			Y	Y	
8	Flush drainage system with clean fresh water.			Y	Y	
9	Check unit operation including, controls, thermostats, blower shaft, bearings, condition, alignment and tension of pulleys and V belts.				Y	
10	WATER PUMP: a) Check the water pump condition and operation (test run). b) Check the hose between the pump and water distributor for free running water. Replace any damaged or clogged up hoses. Note: Calcium build-up is common in areas with hard water (quality).			Y	Y	
11	Check and adjust bleed rate.			Y	Y	
12	Check ductwork including flexible connections, roof penetrations and selected access points in the vicinity of the moisture producing equipment and clean, check drainage condition and operation and if necessary clean drains.				Y	
13	GAS FURNACE: Check and record ON and OFF air temperatures.				Y	
14	Check condition and operation of all controls including: a) Control thermostats & b) High limit thermostats. c) Gas control valves for shut-off. d) Safety valves & e) All other safety controls & devices.				Y	
15	Check especially for cleanliness, corrosion, damage or wear: a) Burner nozzles. b) Pilot burner. c) Thermocouple. d) Electrodes, insulators, clean and set gap.				Y	
16	Check condition of gas supply especially for leaks.				Y	
17	Carry out combustion efficiency test and adjust to achieve maximum efficiency.				Y	
18	Record the results in the logbook and submit a customer report to the FMSP.			Y	Y	

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For more information please contact the applicable Facilities Management Service Provider.



Government of South Australia  
Department of Planning,  
Transport and Infrastructure

Download Date: 22/12/2020

## Special Comments and Technical Data

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C SERVICE 3 MONTHLY

D SERVICE AT THE BEGINNING OF COOLING SEASON AND DEPENDS ON SITE CONDITIONS.

SERVICE ACTIVITIES AND FREQUENCIES MAY VARY DEPENDING ON SITE CONDITIONS AND MANUFACTURER'S RECOMMENDATIONS.

APPLICABLE LEGISLATION: MINISTERIAL BUILDING STANDARD MBS 002 - MAINTAINING THE PERFORMANCE OF ESSENTIAL SAFETY PROVISIONS, PUBLIC HEALTH (LEGIONELLA) REGULATIONS, AS3666.2.

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