

Air Conditioner - Split Type

Last Issue Date: 22/03/2018		Type Of Service				
Activity		A	B	C	D	E
1	<p>INDOOR UNIT:</p> <ul style="list-style-type: none"> a) Check condition and operation of fan coil unit. b) Clean coils. c) Clean filters. d) Clean condensate tray. e) Clean drain. 			Y	Y	
2	<p>CONDENSER:</p> <p>Check the condition and operation of the condenser, including:</p> <ul style="list-style-type: none"> - coils for condition, cleanliness and obstructions; - fixings are secure; - condition and operation of fan, including controls; and - clean condenser coil and the enclosure. 				Y	
3	<p>REFRIGERANT SYSTEM:</p> <p>Check condition and operation, including:-</p> <ul style="list-style-type: none"> - check for refrigerant leaks in components and connections. - check crankcase heaters. - pipework system especially for secure fixings. 				Y	
4	<p>CONTROLS:</p> <p>Check condition and operation of all controls including:-</p> <ul style="list-style-type: none"> - thermostats and set points. - safety controls and devices. 				Y	
5	<p>ELECTRICAL:</p> <p>Check condition and operation of all electrical components including:-</p> <ul style="list-style-type: none"> - all safety devices. - all connections for security, tightness, contact and corrosion. - relays and contactors. - all overloads and circuit breakers. - all indicator lights. <p>Check compressor and fan motors including record motors current draw at full operating load and compare with rated output.</p>				Y	
6	Record the results in the logbook.			Y	Y	

Special Comments and Technical Data

C EXPECTED SERVICE FREQUENCY 6 MONTHLY BUT MAY VARY DEPENDING ON SITE REQUIREMENTS.
D SERVICE TO BE CARRIED OUT ANNUALLY.

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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

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