

Air Conditioner - Split Type

| Activity | | Type Of Service | | | | |
|----------|--|-----------------|---|---|---|---|
| | | A | B | C | D | E |
| 1 | INDOOR UNIT: 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 | CONDENSER: Check the condition and operation of the condenser, including: - 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 | REFRIGERANT SYSTEM: Check condition and operation, including;- - check for refrigerant leaks in components and connections. - check crankcase heaters. - pipework system especially for secure fixings. | | | | Y | |
| 4 | CONTROLS: Check condition and operation of all controls including;- - thermostats and set points. - safety controls and devices. | | | | Y | |
| 5 | ELECTRICAL: Check condition and operation of all electrical components including;- - all safety devices. - all connections for security, tightness, contact and corrosion. - relays and contactors. - all overloads and circuit breakers. - all indicator lights. Check compressor and fan motors including record motors current draw at full operating load and compare with rated output. | | | | 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.

Disclaimer -This TDS is intended to provide guidance only to support Preventative Maintenance servicing activities. All TDS users are encouraged to read and understand the full [Conditions of Use](#) provided on the final page of this document and on the DPTI website.

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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Conditions of Use

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