

Air conditioner - Gas Engine Powered Multisplit

Last Issue Date: 10/05/2017		Type Of Service				
Activity		A	B	C	D	E
1	Indoor units: a) Check condition and operation of fan coil units. b) Clean coils. c) Clean filters. d) Clean condensate tray. e) Clean drain. Note: Each outdoor (condenser) unit services multiple indoor units, ensure they are all serviced and record quantity in service sheet.			Y	Y	Y
2	Gas engine: a) Check engine oil. b) Check engine filter. c) Check air cleaner element. d) Check ignition plug. e) Check valve clearance. f) Check cooling water. g) Check drain filter.				Y	Y
3	Check fuel gas hose.				Y	Y
4	Check V belt.				Y	Y
5	Check cooling water hose.				Y	Y
6	Outdoor Unit: a) Check compressor for refrigerant leaks and oil leaks. b) Check operating sound, vibration and sound insulation. c) Check for rust. d) Check filter box.				Y	Y
7	Check and replace if necessary: a) Oil. b) Oil filter. c) Air cleaner element. d) Ignition plug. e) Cooling water. f) Fuel gas hose. g) V-belt.				Y	Y
8	CONDENSER Check condition and operation of condenser, including: a) Coils for condition, cleanliness and obstructions. b) Fixings are secure. c) Condition and operation of fan, including controls. d) Clean condenser coil and its enclosure.				Y	Y
9	CONTROLS Check condition and operation of all controls including: a) Thermostats and set points.				Y	Y

**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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<b>Activity</b>						
	b) Safety controls and devices.					
10	<b>ELECTRICAL</b> Check condition and operation of all electrical components including: a) All safety devices. b) All connections for security, tightness, contact and corrosion. c) Relays and contactors d) All overloads and circuit breakers e) All indicator lights f) Check compressor and fan motors				Y	Y
11	<b>COMPRESSION TEST</b> a) Carry out compression test on all cylinders. b) Check and adjust inlet and exhaust valves. If required. c) Perform 2nd compression test. Comparing results, ensure all cylinders are within manufacturer's recommendations.					Y
12	Check the gasket in the rocker bonnet cover before assembling.					Y
13	Remove and replace: a) Air filter. b) Compressor drive belt. c) Spark plugs.					Y
14	<b>NEUTRALISER TANK</b> a) Remove neutraliser tank. b) Remove neutraliser pallets. c) Wash the tank. d) Refill tank with new neutraliser pallets					Y
15	Record all results in log book.			Y	Y	Y

**Special Comments and Technical Data**

C SERVICE 6 MONTHLY, BUT MAY VARY DEPENDING ON SITE REQUIREMENTS.  
 D SERVICE ANNUAL  
 E SERVICE EVERY 10000 HOUR SERVICE OR 5 YEARS (WHICH EVER IS FIRST)  
 NOTE: THE OUTDOOR UNIT SERVICES MULTIPLE INDOOR UNITS, ENSURE THEY ARE ALL SERVICED AND QUANTITIES RECORDED IN SERVICE SHEET.  
 SERVICE FREQUENCIES AND ACTIVITIES MAY VARY DEPENDING ON SITE CONDITIONS AND MANUFACTURERS RECOMMENDATIONS.

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