

Air Conditioner-Split Type (Computer Server Rooms)

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 including high temperature alarm/s (if applicable).				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.				Y	
6	Record results in log book.			Y	Y	

Special Comments and Technical Data

C SERVICE EXPECTED 2 MONTHLY BUT MAY VARY DEPENDING ON SITE CONDITIONS.
 D SERVICE ANNUAL

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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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