

Air Conditioner - Computer Room

Last Issue Date: 06/11/2017		Type Of Service				
Activity		A	B	C	D	E
1	<p>EVAPORATOR/AIR HANDLER: Check condition and operation, including: a) fans, pulleys and belts, especially for alignment,tension and wear; b) evaporator coils, especially for cleanliness and obstructions; and c) condensate tray and drain.</p>		Y		Y	
2	<p>CONDENSER (either air cooled or water cooled): * AIR COOLED 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; and d) clean condenser coils and its enclosure. * WATER COOLED CONDENSER: Check condition and operation of condenser, including: a) check and record operating, exit and entry water pressures; b) check and record operating, exit and entry water temperatures; and c) all water connections especially for signs of leaks.</p>				Y	
3	<p>REFRIGERANT SYSTEM: Check condition and operation, including: a) check and record operating refrigerant pressures and temperatures; b) check for refrigerant leaks in components and connections; c) check crankcase heaters; and d) pipework system especially for secure fixings.</p>				Y	
4	<p>HUMIDIFIER: Check condition and operation of humidifier under normal demand conditions, including: a) condition and operation of condensate tray and drain; b) water solenoid valve; c) for scale deposits in bottle; d) all controls, especially stop/start control; e) inlet water strainers or filters; f) drain and steam distributor pipes; g) flush operation,ensuring correct operating water level; and h) hoses and fittings.</p>		Y		Y	
5	<p>CONTROLS: Check condition and operation of all controls, including: a) thermostats and set points; and b)safety controls and devices including high temperature alarm/s (if applicable).</p>		Y		Y	
6	<p>ELECTRICAL: Check condition and operation of electrical components including: a) all safety devices; b) all connections for security, tightness,contact and corrosion;</p>				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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	c) all relays, contactors; d) all overloads and circuit breakers; and e) all indicator lights. Check compressor and fan motors including record motors current draw at full operating load and compare with rated output.					
7	DUCTWORK: a) check condition of flexible connections to ductwork; and b) check condition of surface coating/s, especially for corrosion.				Y	
8	Clean filters.		Y		Y	
9	Check water cooled condenser and tubes.				Y	
10	Test oil sample for evidence of contamination or accelerated deterioration.				Y	
11	Check fans, pulleys and belts especially for alignment tension and wear.				Y	
12	Check all water connections especially for signs of leaks.		Y		Y	
13	Record all the results in the log book.		Y		Y	

**Special Comments and Technical Data**

B SERVICE TO BE UNDERTAKEN MONTHLY.  
D SERVICE TO BE UNDERTAKEN ANNUALLY.  
SERVICE ACTIVITIES AND FREQUENCIES MAY VARY DEPENDING ON  
SITE CONDITIONS AND MANUFACTURERS RECOMMENDATIONS.

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