

1) Maintenance instructions.

The following should be carried out Bi- annually by a qualified refrigeration engineer.

a) Outdoor/Condensing unit:

- Clean air cooled condenser, report if additional cleaning is required
- Check rotation and operation of condenser fan.
- Check electrical connections
- Check mains voltage
- Check starting and operating currents against manufactures data
- Check refrigerant levels
- Leak test all refrigeration joints and pipe work
- Check and report on any structural defects, excessive noise or vibration.
- Check effectiveness of insulation.
- Check operation of safety and operating controls
- Check condensate drainage

b) Indoor unit/Forced air evaporator:

- Check evaporator fins, report if additional cleaning is required
- Check rotation and operation of fans.
- Check mains voltage
- Check electrical connections
- Leak test all refrigeration joints and pipe work
- Check operation of safety and operating controls
- Check effectiveness of insulation.
- Check condensate drain for effectiveness, report any water leaks or slow discharge.
- Clean condensate drain pan and spray with disinfectant cleaner
- Check operation of condensate pump or lift pump
- Check and report on any structural defects, excessive noise or vibration.

c) Interconnecting services

- Leak test visible refrigeration pipe work
- Check and report on any structural defects, excessive noise or vibration.
- Check effectiveness of insulation.
- Check electrical connections.
- Check services supports