

SCHEDULED MAINTENANCE

HVAC Equipment PM Service Scope

Service visits will consist of **two (2)** visits per year based on the schedule below.

General (for all equipment)

SPRING VISIT:

- Visually check unit conditions.
- Check for any evidence of leaks.
- Record Space and Ambient Temperatures.
- Check tubing insulation condition.
- Confirm Thermostat operation.
- Check all electrical connections and tighten.
- Check all wiring. Secure as needed.
- Check contactors for pitting/wear.
- Check CFM amps and capacitors.
- Check CFM Blade for cracks/vibration. Oil motor.
- Rinse condenser coil free of debris.
- Check compressor amp draw.
- Check refrigerant operating pressures and record.
- Check reversing valve operation
- Confirm operation of safeties.
- Check Filter for fit and cleanliness.
- Inspect and oil blower motor as appropriate.
- Inspect blower wheel condition.
- Check and Record EVAP motor amps.
- Record TD across EVAP coil.
- Brush clean EVAP coil.
- Clean drain pan and check condition.
- Install pan tabs/strips
- Clean condensate lines.
- Confirm condensate pump operation.

FALL VISIT:

- Visually check unit conditions
- Check for any evidence of leaks.
- Record Space and Ambient Temperatures.
- Check tubing insulation condition.
- Confirm Thermostat operation.
- Check all electrical connections and tighten.
- Check all wiring. Secure as needed.
- Check contactors for pitting/wear.
- Check CFM amps and capacitors.
- Check CFM Blade for cracks/vibration. Oil motor.
- Check and Record crank-case heater amps.
- Rinse condenser coil free of debris.
- Check compressor amp draw.
- Check refrigerant operating pressures and record.
- Check reversing valve operation
- Confirm operation of safeties.
- Check Filter for fit and cleanliness.
- Inspect and oil blower motor as appropriate.
- Inspect blower wheel condition.
- Check and Record EVAP motor amps.
- Record TD across EVAP coil.
- Brush clean EVAP coil.
- Clean drain pan and check condition.
- Install pan tabs/strips
- Clean condensate lines.
- Confirm condensate pump operation.
- Check heater operation.

Note:

- Filters, belts and any other maintenance or repair equipment needed, is not included but can be provided at Client's cost.
- Chemically cleaning coils not included but can be provided at Client's cost.