



HVAC PM Detail

Propose to:

- Do a complete HVAC equipment survey / evaluation which would include an “accurate / detailed” equipment identification / verification, as well as the actual condition / PM status / report. (Are the units in need of PM – has a PM been completed recently) – Condenser / Evap coil condition. Refrigerant type etc. ** see attached Operational Survey (to be used as example).- Will be customized to customer requirements.

The PM proposal would be based on Industry Standards for the facility type of location. 4 PM's per year.

Two Major PM's – Heating start up – Cooling start-up – 1 each per yr

Two Routine (minor) PM's per year - Filter change, etc.

- Replace all filters – 4 x / yr.
- Inspect / adjust all drive pulleys / belts.- 4 x / yr
- Inspect , brush clean evaporator / condenser coils – 4 x / yr
- Check / clean as required – condensate pan / drain lines. Add algae tablets as required. - 4 x / yr.
- Lubricate all fan and motor bearings – per mfg. Recommendations.
- Inspect all electrical connections. Re-tighten as required. 4 x / yr.
- Check / replace T-stat batteries – annually.
- Visual inspection all unit components
- Visual inspection – Oil / Refrigerant leaks.
- Cycle unit to ensure proper operation
- Record / report any equipment deficiencies / potential issues.

AC Startup - Spring

- Replace drive belts – adjust alignment. – annually
- Cycle unit – verify correct operation and control sequence. – annually
- Measure / record temperature split across coils.
- Check / record amp draw (under load) on compressors.
- Visual / gauge inspection of refrigerant charge / leaks. Record operating pressures.
- Chemical clean – condenser coils (Annually)
- Check / verify proper T-stat operation / settings.
- Record / report any equipment deficiencies / potential issues.

Heating Startup – Fall

- Clean combustion box – Heat exchanger and burner assembly
- Check and adjust pilot / burner assembly- adjust as required.
- Check / confirm operation of all safeties.
- Check and verify T-stat operation / settings.
- Replace T-stat batteries. Annually
- Clean all fan / blower assemblies.
- Cycle unit – verify proper operation / control sequence.
- Record / report any equipment deficiencies / potential issues.

Optional Service – Call prior to Approval

- Clean evaporator coils
- Addition of Freon & Type (topping off)