



## WHAT'S INCLUDED IN A SERVICE?

### AIR CONDITIONER - COMMERCIAL SERVICING

To ensure the efficiencies and longevity of your system, we now need to set up your regular service criteria. For all Commercial Servicing we would suggest monthly or bi-monthly. For a unit that is used every day, or heavily during summer this should be monthly.

- ✓ **Filter cleaning** - Air filters need to be cleaned regularly, to maintain lower running costs and longer machine life also improving indoor air quality. Un-maintained filters can and often do result in early compressor failure and expensive power bills.
- ✓ **Drain tray and pipe work** - Checked and cleaned to prevent blockage and subsequent flooding. Some air conditioners can in summer remove a bucket of water per hour from the air.
- ✓ **Electrical controls and thermostat** - Checked, adjusted and calibrated. Record Supply and Return Air Temperatures.
- ✓ **Bearing, drive trains, belts, fans etc** - Checked, adjustment made, lubrication provided.
- ✓ **Refrigerant charge** - Check for leaks and operating conditions. Low refrigerant levels mean that the compressor has to work harder to maintain the desired temperature and this means higher power costs plus the possibility of early and expensive compressor failure.
- ✓ **Outdoor Unit / Indoor Unit (Condenser coils)** - Check and clean out to maintain heat transfer efficiency also to improve air quality by using **approved chemicals designed to eliminate bacteria**. Debris around the compressor heat exchanger means that the unit has to work harder to maintain the desired temperature and this means higher power costs plus the possibility of early and expensive compressor failure.
- ✓ **Complete operation test** - on full heating and cooling, and subsequent recording of results.
- ✓ **Remove, Flush and Refit Condensate Traps** - To prevent the build up of scale, grime and bacteria.
- ✓ **Check Pipe Work Condition and Insulation** - Check insulation is not worn / brittle as this can lead to water leaks. This check will also eliminate pipe work vibration.

*Thank you for choosing Lawson Air*