



## Royal Farms Heavy HVAC & Heat PM Sheet (June - July & October November)

|  |    |         | Tech Initials |
|--|----|---------|---------------|
| <b>HVAC</b>  |    |         |               |
| Visually inspect unit(s).                          |    |         | _____         |
| What is saturated suction line temp at compressor? |    | TEMP    | _____         |
| What is liquid line temperature at compressor ?    |    | TEMP    | _____         |
| What is AMP draw on compressors?                   |    | AMP     | _____         |
| What is RLA on compressors? (please check one)     | HI | LO      | OK            |
|  |    |         | _____         |
| What temperature is return air?                    |    | TEMP    | _____         |
| What temperature is supply air?                    |    | TEMP    | _____         |
| Indoor fan motor amperage. (please circle one)     | HI | LO      | OK            |
|  |    |         | _____         |
| Condenser fan motor amperage. (please circle one)  | HI | LO      | OK            |
|  |    |         | _____         |
| Voltage at unit. Are transformer TAPS correct?     |    | VOLTAGE | _____         |
| Clean condensing coils.                            |    |         | _____         |
| Clean evaporator coils.                            |    |         | _____         |
| Remove and clean drain pan.                        |    |         | _____         |
| Clean out condensate traps.                        |    |         | _____         |
| Install drain tablets. (8)                         |    |         | _____         |
| Replace filters.                                   |    |         | _____         |
| Replace belts; leave 1 new spare.                  |    |         | _____         |
| Check contactors.                                  |    |         | _____         |
| Check MFD on capacitors, change if -3%             |    |         | _____         |
| Check zone sensors are reading properly.           |    |         | _____         |
| Check that dehumidification is set properly.       |    |         | _____         |

**Tech Initials**

**HEAT**

Check Operation.

\_\_\_\_\_

Check gas pressures.

\_\_\_\_\_

Inspect heat exchangers. (Please send pictures if cracked)

\_\_\_\_\_

Clean out pressure switch hose.

\_\_\_\_\_

Inspect inducer motor for noise and insects.

\_\_\_\_\_

If electric, confirm all heat banks work and all fuses are good. Replace if rusted.

\_\_\_\_\_

**Exhaust Fans and MUA**

Clean washable filters.

\_\_\_\_\_

Replace belts; leave 1 new spare.

\_\_\_\_\_

Check cooling operation. (seasonal)

\_\_\_\_\_

Check heating operation. (seasonal)

\_\_\_\_\_

Check pressure differential across burner.

\_\_\_\_\_

Check proper setting for heat and cool.

\_\_\_\_\_

**Ice Machine Cleaning**

Remove auger, replace the seal and spring.

\_\_\_\_\_

Turn unit on and confirm freeze pattern.

\_\_\_\_\_

Clean auger.

\_\_\_\_\_

Clean ice machine.

\_\_\_\_\_

Record amp draw of gear motor after cleaning. 15 min Into making Ice.

\_\_\_\_\_

Parts needed: 4 bolts, 1 seal with spring, cleaner, and sanitizer.

5/5/2020



Royal Farms Heavy Refrigeration PM Sheet (June - July & October November)

Tech Initials

Refrigeration

Brush and blow out condenser coils with nitrogen

\_\_\_\_\_

Change filter media.

\_\_\_\_\_

Inspect hinges and door gaskets. Provide model and serial number for units needing gaskets or hanger.

\_\_\_\_\_

|       |          |
|-------|----------|
| _____ | Model #  |
| _____ | Serial # |
| _____ | Model #  |
| _____ | Serial # |
| _____ | Model #  |
| _____ | Serial # |
| _____ | Model #  |
| _____ | Serial # |
| _____ | Model #  |
| _____ | Serial # |

Inspect display doors for sweating.

\_\_\_\_\_

Check heated drain pans.

\_\_\_\_\_

Check temperatures and note if anything is out of temperature.

\_\_\_\_\_

Test defrost cycle.

\_\_\_\_\_

Check door frame heaters.

\_\_\_\_\_

Clean drain lines.

\_\_\_\_\_

Clean evaporator coils in walk in cooler.

\_\_\_\_\_

Inspect door closers.

\_\_\_\_\_

Visually inspect condition of units.

\_\_\_\_\_

Inspect conditions of cord and plug.

\_\_\_\_\_

Inspect castors and wheels.

\_\_\_\_\_

Clean condenser coils.

\_\_\_\_\_

Perform pump down test on compressors for W/I coolers and freezers.

\_\_\_\_\_

Check pressures for W/I coolers and freezers only.

\_\_\_\_\_

Take temps of boxes and document.

\_\_\_\_\_

Take compressor amperage and document.

\_\_\_\_\_

**Rack System**

Visually inspect all electrical components.

\_\_\_\_\_

Visually inspect rack for oil residue and leaks.

\_\_\_\_\_

Check controller for any alarms and document.

\_\_\_\_\_

Check receiver level and ensure it is about 20%-25%.

\_\_\_\_\_

Pump down system and record receiver level. (Call Ron or Quinn if there is more than a 10% decrease)

\_\_\_\_\_

Check oil pressure across filter. (Greater then 5 PSI drop, open call for filter replacement.)

\_\_\_\_\_

Test all safeties.

\_\_\_\_\_

Clean all condenser coils.

\_\_\_\_\_



### Royal Farms Cooling Towers PM Sheet

**Tech Initials**

- Inspect fans, pulley belts and motors; grease as needed. \_\_\_\_\_
- Inspect pumps for proper operation. \_\_\_\_\_
- Inspect electrical controls. \_\_\_\_\_
- Inspect nozzles and drift eliminators and clean as needed. **\*\* (SPRING & SUMMER ONLY)** \_\_\_\_\_
- Drain and hose out debris from the basin. **\*\* (SPRING & SUMMER ONLY)** \_\_\_\_\_
- Inspect glycol level to ensure 40% concentration. **\*\* (FALL & WINTER ONLY)** \_\_\_\_\_
- Inspect basin heater and confirm operations. **\*\* (SPRING & SUMMER ONLY)** \_\_\_\_\_
- Inspect towers and pump for leaks and record loop pressures. \_\_\_\_\_ PSI \_\_\_\_\_