



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

			Tech Initials
HVAC			
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
