

GRIFOLS

HVAC Preventative Maintenance

Exhibit

HVAC Preventative Maintenance

(Q2 Cooling only)

Location		Date Initiated	
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HVAC ID:		Pass/Complete	Repair Needed
1.	Change all air filters. (Must Pleated)		
2.	Check belts and sheaves for fans and blowers; adjust as necessary. Replace Belts once every year.		
3.	Check and lubricate fan and blower bearings (if applicable)		
4.	Clean outside air intake screen.		
5.	Check all motors operating condition (amps).		
6.	Check indoor humidity and humidifier operation. (if applicable)		
7.	Check building (automation) control system and zone operation. (if Applicable)		
8.	Check for refrigerant leaks, oil stains, etc. on all components.		
9.	Check and verify the cooling systems are operable		
10.	Check and clean evaporator and condenser coils as required.		
11.	Check and clean condensate drain pan, pumps and drains.		
12.	Lubricate and adjust dampers and linkages as requires. Verify economizer dampers are set and operable. Outside air dampers to be 10% min. <i>If equipped with CO sensors, set to 0%.</i>		
13.	Check and calibrate room/space thermostats/sensor.		
14.	Check all electrical connections, contactors, relays and		
15.	Check system operating discharge/suction pressures, air temperature splits and blower motor amperage. Record results.		
16.	Check refrigerant charge and compressor oil levels with sight glass. (if applicable)		
17.	Check crankcase heater operation as required.		
18.	Check water pressure and flow in hydronic system. Does it meet system requirements as required? (if applicable)		
19.	Check humidifier barrel media and replace as required. (if applicable)		
20.	Review general equipment condition with management		

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Exhaust Fan ID:		Pass/Complete	Repair Needed
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2.	Check and lubricate fan and blower bearings (if applicable)		
3.	Clean outside screen.		
4.	Check all motor operating condition (amps).		
5.	Check all electrical connections, contactors, relays and operating/safety controls for loose connections and correct operation. Make adjustments as required.		
6.	Review general equipment condition with management		

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