



HEATING • AIR CONDITIONING • REFRIGERATION • PLUMBING • ELECTRICAL • SOLAR

PREVENTATIVE MAINTENANCE TASKINGS **FOR RESIDENTIAL UNITS AT BREEZA**

MAINTENANCE TO BE PERFORMED

- Inspect unit housing for any deterioration.
- Run unit to confirm proper operation.
- Check temperature differential across evaporator coil in cooling mode and record.
- Check temperature differential at water inlet and water outlet in cooling mode and record.
- Run unit in heating mode and check reversing valve operation.
- Check refrigerant pressure if access is available.
- Shut down unit at disconnect.
- Inspect electrical disconnect and check all terminals for tightness.
- Check all contactors and relays.
- Inspect evaporation blower wheel and clean when needed.
- Inspect evaporator fan motor and lubricate as necessary.
- Inspect evaporator coil for any refrigerant leaks.
- Inspect evaporator coil for dirt and clean as necessary.
- Clean condenser pan and drain.
- Install anti-microbial tablets in condensate drain pan.
- Check compressor for any refrigerant leaks.
- Check water-cooled condenser for any leaks.
- Check isolation valves for proper operation.
- Replace all return air filters
- Provide a written report to the homeowner of any problems found during Preventative Maintenance. Include any recommendations in report.
- Provide a copy of service report to the homeowner.

NOTE:

Countywide Mechanical Services Inc. will notify the Association, by written report of any heat pump, which is causing damage to the Association Common Area.