

Maintenance

Maintenance Procedures

This section describes the procedures that must be performed as a part of normal maintenance program. Regular servicing of equipment by licensed technician is highly recommended. Regular servicing of your unit helps in maintaining its optimum performance and reliability. **The checklist and service periods provided on this manual are guides only, as some sites may require more frequent servicing.** Always disconnect electrical power to the unit before performing these procedures. It is always a safe practice to observe all safety warnings and cautions when conducting maintenance tasks.



Live Electrical Connections!

It may be necessary to work with live electrical components on certain maintenance tasks. Only licensed electricians and qualified technicians are allowed to perform these tasks.

Beware of Rotating Fan Blades!

Always make sure that all power supply, to the Outdoor Fans are turn Off and isolated.

Observe WH&S safety procedures, do not wear loose clothing and any jewellery when working near the fans.

Wear PPE whenever performing any maintenance procedures.

Observe all necessary procedures when working on a confined space.



Hazardous Voltage !

Always make sure that all power supply, including remote controls, are disconnected before performing maintenance.

Observe proper LOCK-OUT/TAG-OUT procedures to ensure that power cannot be inadvertently energised. Failure to disconnect power before maintenance procedures can result in serious injury and/or death.

EC Motors are fitted with high power capacitors and can have dangerous residual voltages at motor terminals after power has been isolated. Wait at least 5 minutes after power isolation and test for any residual voltage before beginning service work.

Annual Maintenance Checklists

- Perform general maintenance inspections.
- Perform scheduled start-up checks.
- Leak test refrigerant circuits.
- Inspect contacts of all contactors and relays. Replace all worn contacts as required.
- Inspect, clean and tighten all electrical connections.
- Check fans for balanced operation. Make sure that there are no loose screws / bolts, no fan blades interference and no damage to the fans and guards.
- Inspect the air filters, clean or replace as required.
- Clean and repaint any corroded panel section.
- Ensure no blockage of airflow through variable speed drive.

Cleaning the Condenser Coils

Clean the coils at least once a year or more frequently if unit is located in a dusty and dirty environment, in order to maintain your system's proper operating performance. High discharge pressures are good indication that the coils need cleaning. When using detergent or solvents to clean the coils, follow the manufacturer's instructions to avoid potential damage to the coils and to the unit.

To clean the refrigerant coils, use a soft brush and water spray, such as garden hose or pressure washer with low pressure nozzle.

 **WARNING****Do Not Use High Alkaline Detergent!**

When using detergent for coil cleaning, ensure that the alkaline level is no higher than 8.5, which can cause corrosion damage to the coils.

 **DANGER****No Water into the Electrical Compartments!**

Ensure consideration is given to the possibility of water entering the electrical compartments during cleaning of the condenser coil.

Coil Cleaning Procedures

- Disconnect power to the unit.
- Remove the louvered panels from the unit to gain access to the air inlet side of the coils.
- Use a soft brush to remove loose dirt and debris from both sides of the coils.
- Straighten bent coil fins with fin comb.
- Prepare the detergent solutions according to the manufacturer's instructions.
- Spray solution at a 90° angle to the coils, keeping a minimum nozzle spray angle of 15°, with at least a 1800mm distance from the coils and 600 psi pressure.
- Spray leaving air side of the coils first then the air inlet side. Allow the solution to stand on the coils for five minutes.
- Rinse both sides of the coils with cool clean water.
- Inspect the coils, if they are still dirty, repeat the cleaning procedure.
- Clean and wipe dry the outer and inner sides of the unit, the refrigerating parts and other components.
- Ensure that the condensate drain lines are not blocked.
- Reinstall all unit panels, covers and guards.
- Restore electrical power to the unit.