

•Refrigeration •Air-conditioning



Air-conditioning Maintenance and Service

INTRODUCTION

There is no such thing as a maintenance free air-conditioner. Let's just get it straight, so that when you buy your new air-conditioner, and the sales person tells you that it is "maintenance free", that you know there is some hog-wash in what you are being told.

Whilst some activities can, and indeed should be carried out by the owner, others maintenance activities are outside his / her scope and should only be performed by professionals.

OWNER MAINTENANCE ACTIVITIES

Replace the remote control batteries when they are worn out. Clean the removable air filter elements in your air-conditioner regularly.

To do this, follow the instructions in the operator's manual of your air-conditioner.

AJW TECHNICAL ENTERPRISES SERVICING SCHEDULE

You should have your air-conditioner serviced twice per year. This should preferably be towards autumn, and then again at the beginning of summer. During a service visit we do the following:

- Check for refrigerant leaks (electronic leak testing)
- Check the refrigerant pressure levels
- Check the fan motors for correct operation
- Clean the condenser unit (outdoor unit)
- Check the compressor current readings
- Check the operation of the reverse valve (on heat-pump units)
- Vacuum the condensate hose (removing blockages such as cobwebs, etc)
- Check the voltage of the remote control batteries and advise the owner, should replacement be required
- Clean the evaporator (inside unit) filters
- Clean the evaporator coils (inside unit) (using an anti-bacterial, anti-fungus spray)
- Check the electrical wiring
- Check the 3-point wall plug for secure connections (if fitted with one)
- Check the operation of the wall isolator (if fitted with one)
- Check for visible signs of rust (outdoor unit) and advise owner

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PLEASE NOTE:

Units that were **not** installed by us are subjected to further checks, and these might impact on our standard maintenance fee. These checks include, but are not limited to:

- A physical check of installation standards – security of brackets and wall-mountings, position of units, etc.
 - Your safety first!
- Possible refrigerant leaks on indoor units (flare nuts and joints)
 - On our installations we cut the flare joints out and copper-weld them so there are no leaks.
- System acid checks
 - We draw deep vacuums during installation ensuring a clean and dry system, so that chances of acid formation are limited. Some installers don't even have vacuum pumps!
- Compressor winding insulation checks
 - Especially important when signs of acid is found, since it attacks the copper windings of the compressor.

COMMENTS

A regular service of your air-conditioner will ensure hassle free operation and the longevity of your investment, but will also ensure that it operates to international standards, and does not contribute to the global warming problem (especially the case in refrigerant leaks, and other malfunctions).

Furthermore, during a regular service possible problems could be detected and repaired, rather than wait for a major failure, which could be both costly and inconveniencing.