



## 09 Aug 2019 / Pauline Declarr / SVC Tower

Commercial Chiller Maintenance Checklist

Complete

Failed items	Created actions
<b>5</b>	<b>0</b>
Site <b>Manila</b>	
Building Name <b>SVC Tower</b>	
Address <b>4930 Stratford Drive, Wilmington DE 19801</b>	
Chiller Name <b>Centriz CHP-112</b>	
Location in Building <b>Basement Level 1</b>	
Inspected by <b>Pauline Declarr</b>	
Conducted on <b>📅 9th Aug, 2019 ⌚ 7:21 PM +08</b>	

Daily Commercial Chiller Maintenance Check / Safety & Housekeeping

Are electrical panels closed?	No
- Photos	
	
Photo 1	

Are fire extinguishers present?	No
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Daily Commercial Chiller Maintenance Check / General Conditions

Is the chiller rust-free?	No
- Photos	
	
Photo 2	

Is the chiller running smoothly and not short cycling?	No
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Daily Commercial Chiller Maintenance Check / Working Conditions

Is the chiller maintaining the setpoint?	No
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# Daily Commercial Chiller Maintenance Check

5 Failed

<p>Select Chiller Maintenance Checklist items</p>	<ul style="list-style-type: none"> <li>+ Chiller Area (Safety &amp; Housekeeping)</li> <li>+ Chiller Surface (General Conditions)</li> <li>+ Chiller Function (Working Conditions)</li> </ul>
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## Safety & Housekeeping


2 Failed

<p>Is the mechanical room clean?</p>	<p>Yes</p>
<p>Are electrical panels closed?</p>	<p>No</p>
<p>– Photos</p> <div data-bbox="201 831 429 1055" style="border: 1px solid black; padding: 5px;">  </div> <p>Photo 1</p>	
<p>Is the piping free from leaks?</p>	<p>Yes</p>
<p>Are all pieces of equipment properly assembled and put together?</p>	<p>Yes</p>
<p>Is the room well lit?</p>	<p>Yes</p>
<p>Are fire extinguishers present?</p>	<p>No</p>

## General Conditions

2 Failed

<p>Is the chiller free of water leaks and condensation?</p>	<p>Yes</p>
<p>Is the chiller insulation without damages?</p>	<p>Yes</p>

Is the chiller rust-free?	No
<p>– Photos</p>  <p>Photo 2</p>	
Is the chiller running smoothly and not short cycling?	No
Are the pumps relatively quiet?	Yes
Are the pumps free of leaks?	Yes
Is the piping insulation in good shape?	Yes

#### Working Conditions

1 Failed

Are the pressure & temperature gauges in good condition?	Yes
Is the chiller maintaining the setpoint?	No
Chiller Setpoint	<b>10 °F</b> Should be between 8°F to 55°F
Chiller Return Water Temperature	<b>85 °F</b> Should be between 8°F to 55°F
Chiller Supply Water Temperature	<b>74 °F</b> Should be between 8°F to 80°F
Condenser Water Supply Temperature	<b>94 °F</b> Should be between 8°F to 110°F
Condenser Water Return Temperature	<b>76 °F</b> Should be between 10°F to 110°F
Oil Pressure	<b>118</b> From 0 to 180
Oil Temperature	<b>67</b> From 0 to 180

Take a photo of Pressure Relief PSI

– Photos



Photo 3

### Sign Off

Additional Observations

We need remote monitoring of temperature using iAuditor sensors!

Maintenance Technician Name & Signature

Pauline Declarr

9th Aug, 2019 7:31 PM +08

Photos

3 Photos



Photo 1



Photo 2



Photo 3