



# Commercial HVAC Maintenance

Ability Catalyst Publishing Company / 15 Aug 2022  
/ Daliamae Delmar

**Complete**

Score	<b>91.18%</b>	Flagged items	<b>3</b>	Actions	<b>0</b>
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## Client

Ability Catalyst Publishing Company

## Conducted on

15.08.2022 11:51 PST

## Prepared by

Daliamae Delmar

## Location

4114 Gun and Rod Club Rd,  
Houston, DE 19954, USA

**Flagged items**

3 flagged

Audit / HVAC / HVAC 1 / Air Conditioner

**Check the condenser coil to determine if it needs cleaning.**

NOT OK

Audit / HVAC / HVAC 1 / Air Conditioner

**Visually inspect compressor and check amp draw.**

NOT OK

The compressor of one of the air-condition unit is damaged.



Photo 1

Audit / HVAC / HVAC 2 / Electric Heater

**Replace the air filter or clean if reusable type.**

NOT OK

Upon checking, air filter wasn't replaced for the past 5 months.

<b>Audit</b>	3 flagged, 91.18%
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HVAC System: click +

<b>HVAC</b>	3 flagged, 91.18%
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<b>HVAC 1</b>	2 flagged, 88.23%
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<b>Identify the HVAC</b>	<b>Air Conditioner</b>
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<b>Air Conditioner</b>	2 flagged, 88.23%
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<b>Check and adjust thermostat.</b>	OK
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<b>Check the condenser coil to determine if it needs cleaning.</b>	NOT OK
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<b>Check all wiring and connections to controls and electrical connections.</b>	OK
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<b>Check blower belt wear, tension &amp; adjust.</b>	OK
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<b>Check voltage &amp; amperage draw on all motors with meter.</b>	OK
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<b>Check compressor contactor.</b>	OK
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<b>Visually inspect compressor and check amp draw.</b>	NOT OK
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The compressor of one of the air-condition unit is damaged.



Photo 1

<b>Check start capacitor &amp; potential relay.</b>	OK
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<b>Check pressure switch cut-out setting.</b>	OK
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<b>Replace air filter or clean reusable type filter.</b>	OK
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<b>Install gauges &amp; check operating pressures.</b>	OK
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<b>Check refrigerant (freon) level and advise if adjustments necessary.</b>	OK
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<b>Check condensate drain and pan then advise of any discrepancies.</b>	OK
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Check expansion valve & coil temperatures.	OK
Lubricate parts as needed.	OK
Check evaporator coil and advise if dirty or if it needs cleaning.	OK
Check the shape that the total system is in and advise customer of discrepancies.	OK

### Completion

### Overall Comment / Cost of Maintenance

The errors noted upon this inspections aren't as alarming but still should be addressed as soon as possible. Maintenance cost can come to around \$1,800.

### Name and Signature



Daliamae Delmar  
15.08.2022 12:08 PST

### HVAC 2

1 flagged, 94.12%

#### Identify the HVAC

Electric Heater

#### Electric Heater

1 flagged, 94.12%

#### Check and adjust thermostat.

OK

#### Check to make sure that the indoor unit turns on.

OK

#### Replace the air filter or clean if reusable type.

NOT OK

Upon checking, air filter wasn't replaced for the past 5 months.

#### Check bearings & lubricate blower motor if needed.

OK

#### Check blower belt, wear, tension & adjust as needed.

OK

#### Check evaporator coil to determine if it needs cleaning.

OK

#### Check voltage to unit.

OK

#### Check amp draw on motor.

OK

#### Check amperage draw on each element.

OK

#### Check total amperage draw on elements.

OK

Check heat sequencer.	OK
Check electrical wiring and connections.	OK
Check temperature rise.	OK
Check supply temperature.	OK
Check heat anticipator.	OK
Perform visual inspection of ductwork and make notes regarding discrepancies.	OK
Check the shape that the total system is in and advise customer of discrepancies.	OK

### Completion

### Overall Comment / Cost of Maintenance

Everything else looks good aside from the filter. Maintenance cost can be around \$40.

### Name and Signature

*Daliamae Delmar*

Daliamae Delmar  
15.08.2022 12:08 PST

## Appendix



Photo 1