



Breweries • Wineries • Distilleries

TANKTEMP.COM

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CHILLER SYSTEM PREVENTIVE MAINTENANCE CHECKLIST Inspection

Yearly Inspection Checklist

Don't wait until it breaks. Both in terms of cost and lost productivity, it is much better to proactively maintain your equipment. Our integrated maintenance solutions allow you to run uninterrupted throughout the year. Why waste your time and money and risk being down when you need your chiller the most—become one of our Preferred Maintenance clients and leave it to us.

- Monitor system for correct phase & volts/amps _____
- Inspect frame, fit and finish, and proper clearances. 24" from wall.
- Monitor system starting characteristics. Run to settings
- Inspect unit for proper refrigerant level and adjust if necessary.
- Measure high and low side system pressures.
- Inspect fan motor and fan blades for wear and damage.
- Inspect all electrical connections & associated controls/accessories, wiring, and connections. Controls may include contactors, relays, circuit boards, capacitors, and other accessories.
- Inspect and test contactors/relays.
- Inspect compressor and associated tubing for damage/leaks.
- Inspect evaporator coil, drain pan and condensate drain lines/leaks.
- Inspect heat exchanger &/or heating elements.
- Inspect all plumbing fittings in unit for leaks.
- Inspect pumps and filters.
- Test glycol brix _____
- Listen for abnormal noises.
- Search for source of unusual odors.
- Inspect coil and cabinet - cleaning available for an additional charge.
- Monitor system operation per manufacturer's specifications.
- Verify thermostat settings and cycle chiller to verify proper sequence of operation upon completion.
- Start and run system under load.
- Install correct labels

Provide system operation reports and recommend repairs or replacement as necessary.

- \$350 One pre-scheduled visit (per unit 13.5HP or under) add units \$ _____
- \$600 Two pre-scheduled visits (per unit 13.5HP or under) add units \$ _____
- \$300 Plumbing inspection (first 6 tanks) additional tanks \$ _____

Program special must be scheduled outside the months of July, Aug and Sept. Standard rates \$145 per/hr apply for service in these months.

Suggested services timelines

5 years (or as needed)

- *Replace Condenser Fan Contactor.
- *Replace fan motors.
- *Replace Pump Contactor.

10 years (or as needed)

- *Replace/flush heat exchange
- *Replace pumps.
- *Replace Liquid Line Filter