

## Trust Master Administration

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## Air Conditioning Maintenance &amp; Inspection

5/28/2007: (11:00 am - 11:45 am)

Tech: Dan Modeen

 Home Owner  
 1010 Park Ridge Drive  
 Mount Airy, MD 21771

GENERAL CONDITION	DONE	NOTES
<b>Visual Inspection:</b> Inspect physical condition of outside compressor/condensor unit for damage or excessive wear & tear. Inspect start and run compressor contactor, capacitor (s) and relays for bulges, rust and leaks. Tighten and safety test all wires and connections.	X	!
<b>Cooling Cycle:</b> Run through a full cooling cycle to ensure proper refrigerant circulation between the outside condenser coil and the indoor evaporator coil. Test operational control sequence to include compressor contactor, capacitors and thermostat.	X	!
CLEAN MAINTENANCE	DONE	NOTES
<b>Air Filter:</b> Evaluate condition of filter and replace filter as necessary	X	
<b>Drain Lines:</b> Flush condensate drain to protect against overflow.	X	
<b>Compressor/Condenser:</b> Clean compressor/condenser unit so as not to restrict air flow. Clean & straighten fins to ensure proper evaporation.	X	!
SYSTEM DIAGNOSTICS	DONE	NOTES
<b>Refrigerant Pressures:</b> Install gauges and record operating pressures. Measure refrigerant superheat. See notes for system date measurements.	X	!
<b>Temperature Rise/Drop:</b> Install gauges and record temperature rise over coil. Test temperature drop at return and supply air, adjust blower speed as necessary. See notes for system date measurements.	X	
<b>Compressor/Condenser:</b> Test operation and condition of compressor and compressor contactor. See notes for system date measurements.	X	
<b>Motors:</b> Monitor voltage and amperage and test for worn bearings in blower assembly and condensign fan motors. Lubricate motors as necessary. See notes for system date measurements. See notes for system date measurements.	X	!