

Maintenance Sheet



AIR CONDITIONING
VENTILATION
DUST & FUME CONTROL
DESIGN
INSTALLATION
MAINTENANCE

87-89 Manchester Road, Rochdale, Lancashire OL11 4JG

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Customer	LIAO Properties
	55 Faulkner Street
	Manchester
	M1 4FF

Contract No	C6103
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Date Maintenance Carried Out	30.01.2023
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Equipment Location	Basement & First Floor	Visits Per Year	Visit No
Major Visit/Minor Visit	=		
Equipment Under Contract	= Mitsubishi		
System 1	= Basement - Outdoor - PUZ-M35VKA - Serial No 82U04164, Indoor - PLA-ZM35EA.UK Serial No 0L00326		
System 2	= 1st Floor - Outdoor - SUZ-M71VA - Serial No 96P04568, Indoor - PLA-M71EA - Serial No 0L03018		
System 3	= 1st Floor - Outdoor - PUZ-M125VKA - Serial No 96P00756, Indoor - PLA-M60EA x 2 - Serial No 0H01162, 0H01161		

Check Operation, Clean, Adjust, Lubricate as necessary all items except those marked N

System No				System No			
	1	2	3		1	2	3
Commencement				Electrical System	Y	Y	Y
Conditioned Space Temp (Room)	19	19	19	Starters	Y	Y	Y
Filters	X	X	X	Relays	Y	Y	Y
Off Heating Coil	32	34	31	Pressure Switches	Y	Y	Y
Off Cooling Coil	Y	Y	Y	Thermostats	Y	Y	Y
Drain Pan	Y	Y	Y	Visual Inspection of Wiring	Y	Y	Y
Drain Line	Y	Y	Y	Time Clock Control	N/A	N/A	N/A
Drive motor	Y	Y	Y	Fuses	Y	Y	Y
Clean Grilles	Y	Y	Y	Compressor Amps			
	Y	Y	Y	Grey Phase	3.6	7.9	14.2
				Black Phase			
Condenser - Air Cooled				Brown Phase			
Coil Condition	Y	Y	Y	Completion			
Fan Motors	Y	Y	Y	Report To Customer			
				General Condition	Y	Y	Y
Compressor				Year Of Manufacture	2020	2020	2020
Operation And Condition	Y	Y	Y	Report Of Materials Used Big Wipes Smell Buster Coil Cleaner System fully functional.			
Oil Pump Pressure	N/A	N/A	N/A				
Oil Level	N/A	N/A	N/A				
Head Pressure Heating	23	23	23				
Head pressure Cooling Pressure	N/A	N/A	N/A				
Motor Current				Engineers Name Tom George			
Refrigeration System							
F Gas Refrigerant Check	Y	Y	Y				
F Gas Refrigerant Leak Test	N/A	N/A	N/A	Customer (Print Name)			
Check Refrigerant Controls	Y	Y	Y				
Refrigerant Amounts (Kg)	2	3.4	3.6				
Check Pipework Brackets & Insulation	Y	Y	Y	Signature			
Check Reversing Valve	Y	Y	Y				

Equipment Condition Key Y OK X NEEDED ATTENTION XX REQUIRES FUTHER ATTENTION N/A

