



# Coolmaster®

Maintenance Technology

| PREVENTATIVE MAINTENANCE OPERATIONS  |            |            |
|--|------------|------------|
| Water Cooled Package Unit - In Ceiling   | Pre Summer | Pre Winter |
| Check casing, wiring and insulation for corrosion. Ensure all accessible components are clean, dry and secure. Advise on any make good required. | ✓          | ✓          |
| Check drains and drip trays are clear where accessible. Carry out Condensate SOP   | ✓          | ✓          |
| Check for unusual noises or vibrations   | ✓          | ✓          |
| Check visually for any oil leaks   | ✓          | ✓          |
| Clean return air filter if required. Ensure it is secure in frame with no bypass   | ✓          | ✓          |
| Check indoor coil for cleanliness  | ✓          | ✓          |
| Check that the controls operate correctly  |            |            |
| Check Air on & Air off temperatures. Heating in the pre-winter check, cooling in the pre-summer check.   | ✓          | ✓          |
| Pre-summer, record compressor and indoor fan current. Pre-winter, record indoor fan and heater current.  | ✓          | ✓          |
| Conduct a visual inspection of solid and flexible ductwork, where practical.   | ✓          | ✓          |

| Schedule  | 1 x Air conditioner | 2 x Air conditioners | 3 x Air conditioners |
|---|---------------------|----------------------|----------------------|
| <b>Pre Summer</b>   | \$110.00ex GST      | \$165.00 ex GST      | \$220.00 ex GST      |
| <b>Pre Winter</b>   | \$110.00ex GST      | \$165.00 ex GST      | \$220.00 ex GST      |
| *Conditions – A minimum of four apartments must be scheduled on the same visit to receive these fixed price Pre Summer & Pre Winter services. |                     |                      |                      |
| A standard replacement return air filter will be provided to each unit  |                     |                      |                      |
| Payment in full is due on completion  |                     |                      |                      |
| A copy of our Standard Terms and Conditions is available on request   |                     |                      |                      |

## AURORA TOWER

### RESIDENTIAL APARTMENTS PRE SUMMER & PRE WINTER-SERVICE

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