

ABOUT COMPANY

We have a lot of experience in various HVAC projects

Heating and cooling are basic processes that are required in virtually every industry. This is why industrial boilers and chillers have seen widespread adoption across many different sectors.

As an important part of smooth day-to-day operation of your facility, it is paramount to understand what chiller maintenance includes and how to keep chillers in good operating condition through proactive maintenance.

This should be enough to build a decent initial plan. If you use maintenance system, you can also pull historical maintenance information before assigning frequencies to specific maintenance tasks.



MANAGE SERVICE SOLUTION

Our company provides Commercial heating, ventilation, and air conditioning (HVAC) Inspection & Maintenance services. Our highly trained and experienced technicians ensure that your HVAC system runs smoothly and efficiently with top[1]quality Inspection & maintenance services. To meet your needs, we provide a variety of maintenance services, including:



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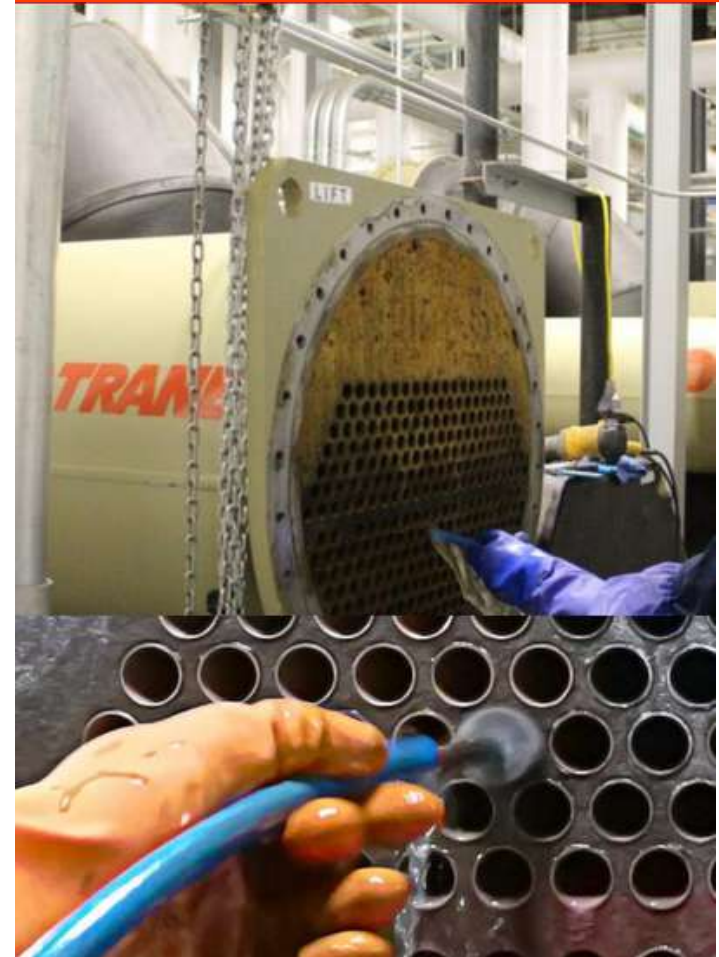


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HVAC

INSPECTION & MAINTENANCE





OUR SERVICES

PREPARING THE SOP FOR INSPECTION AND MAINTENANCE

Routine maintenance of industrial chillers is required to maintain high uptime and extend the useful life of the asset. A nice bonus is that well-maintained chillers have a reduced power consumption. We outline daily, weekly, monthly, and annual maintenance steps you should consider always keeping industrial chillers in good operating condition.

Daily tasks to be performed involve checking the chiller's regular operation

- Check the temperature of chilled water entering and leaving the chiller system.
- Check and verify the temperature of condenser water entering and leaving the system.
- Check the power and current drawn by the compressor.
- Check sump oil level and temperature.
- Check condenser and evaporator pressure.
- Inspect and record oil pressure readings.
- Check for any abnormal noise and vibration from the chiller system.



Weekly chiller maintenance checklist

- Check the sump oil level and top-up if required.
- Check the liquid level using site glass.
- Inspect pipes and coils for visible leakages.
- Check the exterior condition of the condenser.
- Observe chiller operation for unusual sounds or vibration.
- Check and record all operating temperatures and pressures. Ensure that all the numbers match normal operating conditions.



Monthly chiller maintenance checklist

- Check components for wear and tear.
- Check the level of lubrication in the centrifugal pumps and motors.
- Top up the lubrication if required.
- Check the condenser and clean the coils.
- Clean condenser water strainers.
- Run the chiller on full load and check the liquid level in the evaporator.
- Inspect the compressor motor for operational temperature. Ensure motors are not overheating.



Annual chiller maintenance checklist

In addition to daily, weekly, and monthly maintenance checks, you should schedule planned downtime to:

- Cleaning of Condenser Tubes and Coils.
- Health Assessment of Condenser Tubes using Electromagnetic Inspection (ECT-RFT)
- Leak testing
- Change all oil filters.
- Change all the oil. Make sure to use only approved oil.
- Straighten fins and fans of air-cooled condensers.
- Check the liquid line filter. If required, change it.
- Check the health of water strainers. If needed, replace them.
- Check the quality of circulating water for water-cooled condensers. Change the water if required.
- Inspect the health of isolating valves. Lubricate the moving parts of the isolating valve.
- Inspect and verify the operation of the valve limit switch.
- Inspect and verify the operation of the vane damper.
- Inspect the physical condition of the starter panel.
- Check the contactors and tips of electrical components.
- Check the condition of terminal lugs. Replace them as needed.
- Inspect loose connections in electrical circuitry and its components.

