

# PLANNED PREVENTIVE MAINTENANCE FOR AIR CONDITIONING

**P**lanned Preventive Maintenance (PPM) is the most important part of ensuring the correct running of systems and this will reduce the time spent on inconvenient and expensive repairs/ callouts. Regular planned preventive maintenance cuts down such breakdowns and the inconvenience and expenses. The benefits achieved from having such PPM is as follows:

- 1 Reduction in breakdown and inconvenience caused
- 2 Life span of equipment increases with proper care taken to the expensive equipments that are installed (during the service the technicians clean the filters, check the motors for undue noise, adjust belt tension according to requirements, lubricate moving parts as and when necessary, clean strainers' and check actuators for correct functioning)
- 3 Proper maintenance reduces the running cost of the AC units as the efficiency of the equipment increases with these planned services (clogged filters and strainers account to the motor having to work harder to achieve necessary cooling)
- 4 The quality of the indoor air is improved which provides the occupants a healthier air to breath (by cleaning the filters and mouth of duct to an extend that can be reached without specialised cleaning equipments)
- 5 Overall reduction and improved efficiencies will reduce the carbon foot print which helps the generation to come.
- 6 Reduced Utility bills and increase the lifespan of the A/C compressors.
- 7 Ignoring the preventive maintenance can result in leakage to the ceiling, which might further cost an additional charge for rectification of the entire ceiling ( Masonry and paint work ).
- 8 The tenant will reduce the A/C to achieve maximum cooling thereby reducing the span of the compressor and Thermostat.
- 9 **When your air conditioning filters are clogged because they haven't been changed, the resulting poor indoor air quality can cause or contribute to the development of chronic respiratory diseases such as asthma, bronchitis and hypersensitivity pneumonitis.**

UnServiced  
FCU/AC Units



## Split A/C Outdoor Units



## FCU Filters for Apartments and Villa Indoor Units



## Diffusers



## Coiling Coils



## Chiller Chilled Water Corroded and Cleared

