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WorkOrder Number: **114212**

Site Contact: **Charla Pepper**

Purchase Order Number:

[https://visionshare.xoi.io/?](https://visionshare.xoi.io/)

Description of Work

2PM2F1B1PW Type: 4PM4F1B1PW

Equipment: (23) RTU (1) Make-up Air (3) Exhaust Fan

Contact: Charla Pepper / 940-648-2773 / charla@fbcjustin.org

*TECH NOTE:

- Booster pump and 300 ft hose needed.
- Rooftop access behind the baptism tub
- Please use scuddle hole inside, not an extension ladder*

Maintenance Schedule :

JAN - Filter Change Only

APR – Spring Major

-Clean condenser coils with water (1) time per year at APR inspection.

-EXHAUST FANS & MAKE UP AIR FAN -- (1) time per year inspection.

JUL - Filter Change Only

OCT – Winter heating inspection

NOTE: Please check warehouse for filters.

Special Instructions:

2 inspections, 4 filter changes, 1 belt change in Jan

Equipment covered at each inspection: (6) 1-5 ton RTUs, (15) 6-10 ton RTUs, (2) 11-15 ton RTUs

-(3) Exhaust Fans, (1) Makeup Air Fan -- ONLY inspected in APR.

Filters: (8) 16x16x2, (2) 16x20x2, (18) 16x25x2, (26) 20x20x2, (24) 18x24x2

Belts: (1) AX24, (1) AX36, (4) AX40, (6) AX43, (1) AX44, (5) AX46, (1) AX49, (5) BX48, (1) 4L170,
(1) 3L190

11/29/2023:

Arrived on site, checked in with customer, located equipment to be serviced, began maintenance. We replaced all air filters on the RTUs and began inspecting heating components and logging electrical and

temperature readings for units. We will return tomorrow to continue the maintenance/inspection.

11/30/2023:

Arrived on site, checked in with customer, performed inspection on RTU 16. I had to gather up my tools and close the panels due to heavy rainfall and all day forecast for rain. Will return tomorrow to continue maintenance.

12/1/2023:

We inspected the heating components of the remaining units and confirmed proper operation in heat mode. I also took notice of a few other recommended repairs aside from the heating inspection.

RTU 13:

Volts- 215v

Amps- .6a

Inducer cap- 2.8 out of 3mfd

Return T- 68

Supply T- 122

Delta T- 54

RTU 14:

Volts- 215v

Amps-

Inducer cap- 2.9 out of 3mfd

Return T-

Supply T-

Delta T-

-DIRECT SPARK IGNITION CONTROL FAILED (needs to be replaced)

RTU 15:

Volts- 217v

Amps- 4a

Inducer cap- 2.9 out of 3mfd

Return T- 71

Supply T- 136

Delta T- 65

RTU 16:

Volts- 217v

Amps- 3.5a

Inducer cap- 2.96 out of 3mfd

Return T- 67

Supply T- 125

Delta T- 58

RTU 17:

Volts-

Amps-

Inducer Cap- 2.93 out of 3mfd

Return T-

Supply T-

Delta T-

-BLOWER MOTOR FAILED DUE TO OPEN WINDINGS (needs to be replaced)

RTU 7036:

Volts- 217v

Amps- 3.8a

Inducer Cap- 3.98 out of 4mfd

Return T- 70

Supply T- 105

Delta T- 35

RTU 6:

Volts- 217v

Amps- 5.2A

Inducer Cap- 3.82 out of 4mfd

Return T- 70

Supply T- 119

Delta T- 49

RTU 7:

Volts- 215v

Amps- 10.3a

Inducer Cap- 3.1 out of 4mfd

Return T- 70

Supply T- 118

Delta T- 48

-DERATED INDUCER CAP (needs to be replaced)

-BLOWER BELT LOOSE (belt needs to be replaced)

RTU 9478:

Volts- 217v

Amps- 3.3a

Inducer Cap- 4 out of 4mfd

Return T- 70

Supply T- 99

Delta T- 29

-DISCONNECT DOES NOT FUNCTION

RTU 9475:

-DISCONNECT DOES NOT FUNCTION

RTU 12:

Volts- 217v

Amps- 3.4a

Inducer Cap- 4 out of 4mfd

Return T- 70

Supply T- 100

Delta T- 30

RTU 16:

Volts- 217v

Amps- 8a

Inducer Cap- 3 out of 3mfd

Return T- 70

Supply T- 112

Delta T- 42

Recommended repairs:

RTU 14- DIRECT SPARK IGNITION CONTROL FAILED (needs to be replaced)

RTU 17- BLOWER MOTOR FAILED DUE TO OPEN WINDINGS (needs to be replaced)

RTU 7- DERATED INDUCER CAP (needs to be replaced)

-BLOWER BELT LOOSE (belt needs to be replaced)

Rtu 22

Voltage 215

Idm .5A

IBM 8.5A

Return 63

Supply 104

Delta T 40

Cap 3uf

Inducer draft motor will need to be changed

RTU 21

No power

RTU 20

Voltage 219

Idm .5A

IBM 6.8A

Return 68

Supply 133

Delta T 65

Cap 2.9uf

Clogged flue pipe, cleaned out

Inducer draft motor will need to be changed

RTU 24

Voltage 218

Idm .5A

IBM 5.5A

Return 63

Supply 104

Delta T 40

Cap 3uf

Cracked heat exchanger

RTU 19

Voltage 218

Idm .5A

BM 6.0A

Return 48

Supply 122

Delta T 74

Cap 3uf

RTU 9

Voltage 217

Idm .5A

BM 6.0A

Return 55

Supply 109

Delta T 54

Cap 3.9uf

RTU 4
Voltage 217
Idm .6A
BM 4.0A
Return 52
Supply 100
Delta T 48
Cap 4.1uf

RTU 8
Voltage 217
Idm .6A
BM 4.5A
Return 55
Supply 100
Delta T 45
Cap 3.5uf

RTU 2
Voltage 217
Idm .5A
BM 9.1A
Return 65
Supply 100
Delta T 35
Cap 3.5uf

RTU 11
Voltage 217
Idm .4A
BM 4.2A
Return 65
Supply 98
Delta T 30
Cap 4.2uf

RTU 10
Voltage 215
Idm .4A
BM 4.6A
Return 65
Supply 113

Delta T 30
Cap 4.2uf

RTU 9478- DISCONNECT DOES NOT FUNCTION
RTU 9475- DISCONNECT DOES NOT FUNCTION

-RTU 9, RTU 8, RTU 7, RTU 6 could use a coil fin straightening and some hail guards.

Hail guard dimensions:

RTU 8:
29.5x22.5" and 29.5x24"

RTU 9:
45x42.5" and 45x43"

RTU 7:
45x42.5" and 45x43"

RTU 6:
29.5x24" and 29.5x22.5"

Assets Serviced

Tag	Description	Make	Model	Serial
1	Carrier Package Unit 1	Carrier	48HJD014-H-561HY	2806G20953
10	Carrier Package Unit 10	Carrier	48HJE004---541HY	3606G40389
11	Carrier Package Unit 11	Carrier	48HJE009---551HY	3306G30857
12	Carrier Package Unit 12	Carrier	48HJE007 - H - 551HY	3906G30361
13	Lennox Package Unit 13	Lennox	LGA048HS2P	5601H10235
14	Lennox Package Unit 14	Lennox	LGA072HS2Y	5601H10312
15	Lennox Package Unit 15	Lennox	LGA072HS2Y	5601H10311
16	Lennox Package Unit 16	Lennox	LGA036HS2Y	5601H10278
17	Lennox Package Unit 17	Lennox	LGA048HS2P	5601H10236
18	Lennox Package Unit 18	Lennox	LGA088HS1Y	5601H10546
19	Lennox Package Unit 19	Lennox	LGA072HS2Y	5601H10310
2	Carrier Package Unit 2	Carrier	48HJD014 ---561HY	3606G30922
20	Lennox Package Unit 20	Lennox	LGA102HS1Y	5601H10151
21	Lennox Package Unit 21	Lennox	LGA102HS1Y	5601H10149
22	Lennox Package Unit 22	Lennox	LGA120HS1Y	5601H10180
23	Lennox Package Unit 23	Lennox	LGA102HS1Y	5601H10150

24	Lennox Package Unit 24	Lennox	LGA102HS1Y	5601H10152
4	Carrier Package Unit 4	Carrier	48HJD012-H-571HY	3706G40723
5	Carrier Package Unit 5	Carrier	48HJE007-M-551HY	3606G20322
6	Carrier Package Unit 6	Carrier	48HJE006---541HY	3606G50343
7	Carrier Package Unit 7	Carrier	48HJD012 -H-571HY	3706G40724
8	Carrier Package Unit 8	Carrier	48HJE006-541HY	3606G50342
9	Carrier Package Unit 9	Carrier	48HJD012-H-571HY	3706G40722

Service Tasks Performed

Incident	TaskName
Semi-Annual Package Unit <= 10 ton	Checked with operating or area personnel for deficiencies
Semi-Annual Package Unit <= 10 ton	Performed planned maintenance
Semi-Annual Package Unit <= 10 ton	Checked and lubricated motor bearings as required
Semi-Annual Package Unit <= 10 ton	Checked and lubricated shaft bearings as required
Semi-Annual Package Unit <= 10 ton	Checked and/or replaced air filters
Semi-Annual Package Unit <= 10 ton	Checked belts for condition, proper tension, and misalignment; adjusted for proper tension and/or alignment, if applicable
Semi-Annual Package Unit <= 10 ton	Checked unit for proper operation, excessive noise or vibration
Semi-Annual Package Unit <= 10 ton	Checked for secured panels
Semi-Annual Package Unit <= 10 ton	Checked controls and components, adjusted as required
Semi-Annual Package Unit <= 10 ton	Checked system voltage
Semi-Annual Package Unit <= 10 ton	Checked system amperages
Semi-Annual Package Unit <= 10 ton	Checked crankcase heater operation
Semi-Annual Package Unit <= 10 ton	Visually inspected heat exchanger
Semi-Annual Package Unit <= 10 ton	Checked and/or cleaned burner section
Semi-Annual Package Unit <= 10 ton	Checked combustion motor for proper operation
Semi-Annual Package Unit	Checked all safety and limit controls.

<= 10 ton	
Semi-Annual Package Unit	
<= 10 ton	Checked for gas leaks in unit
Semi-Annual Package Unit	
<= 10 ton	Checked for proper gas pressure.
Semi-Annual Package Unit	
<= 10 ton	Checked for proper burner operation.
Semi-Annual Package Unit	
<= 10 ton	Checked heat strip element
Semi-Annual Package Unit	
<= 10 ton	Checked all safety and limit controls.
Semi-Annual Package Unit	
<= 10 ton	Checked that equipment and surrounding area are clear of debris.
Semi-Annual Package Unit	
<= 10 ton	XOi/Documentation
Semi-Annual Package Unit	
<= 10 ton	Completed all readings
Semi-Annual Package Unit	
<= 10 ton	Suggested Recommended Repairs?