

SYSTEM	MAINTENANCE ACTION	INTERVAL
COOLING COILS (EVAPORATORS)	<ul style="list-style-type: none"> <li>■ <b>Inspect heat transfer fins of the cooling coils.</b> Straighten bent fins.</li> <li>■ <b>Inspect all fan blades.</b> Make sure fans spin freely and all blades clear the shroud.</li> <li>■ <b>Inspect all drain pans.</b> Check for algae and mold. If present, flush with water and/or treat with approved algicide when necessary.</li> </ul>	Every 3 Months
COMPRESSOR / CONDENSER AND CHILLER	<ul style="list-style-type: none"> <li>■ <b>Inspect compressor and condenser systems if supplied.</b> Inspect condenser coil and follow maintenance instructions from supplier/manufacturer.</li> <li>■ <b>Inspect chiller if supplied.</b> Verify 45-degree glycol supply temp. Test for minimum 20% concentration of propylene glycol (with sufficient corrosion inhibitor).</li> <li>■ <b>Inspect pumps for proper operation.</b> Verify Hansen regulator and motor operation (if equipped). Confirm glycol is at proper temperature. Check glycol flow rate and adjust regulator if necessary.</li> </ul>	Every 3 Months
REFRIGERATION	<ul style="list-style-type: none"> <li>■ <b>Check refrigeration system and settings.</b> Verify proper operation of solenoid valves. Verify EPR settings (44-46 degrees) if equipped.</li> </ul>	Every 3 Months
ELECTRICAL	<ul style="list-style-type: none"> <li>■ <b>Inspect in-room electrical system.</b> Verify tight connections and make sure watertight covers are intact. Replace florescent light bulbs as needed.</li> </ul>	Every 3 Months
HUMIDIFICATION	<ul style="list-style-type: none"> <li>■ <b>Check humidifier(s).</b> Visually check for proper operation. Change filters as needed. See detailed Stulz instructions in owner's manual.</li> </ul>	Every 3 Months
REVERSE OSMOSIS	<ul style="list-style-type: none"> <li>■ <b>Inspect reverse osmosis system</b> Visually check for proper operation. Change filters as needed. See detailed R/O instructions in owner's manual.</li> </ul>	Every 3 Months
VENTING	<ul style="list-style-type: none"> <li>■ <b>Inspect venting system.</b> Make sure venting fans and dampers are in working order and functioning properly.</li> </ul>	Every 3 Months
TEMPERATURE AND HUMIDITY SENSORS	<ul style="list-style-type: none"> <li>■ <b>Check all temperature and humidity sensors.</b> Verify calibration and adjust as necessary following instructions and checklist found in owner's manual.</li> </ul>	Every 3 Months
PALLET CLOSURE GASKETS AND CURTAINS	<ul style="list-style-type: none"> <li>■ <b>Inspect entire pallet closure system.</b> Replace torn bulb gaskets. Remove and reverse gaskets with excessive memory. Replace or repair damaged pallet curtains. Use maintenance chart to log and track repairs.</li> </ul>	Every 3 Months
SECTIONAL DOORS	<ul style="list-style-type: none"> <li>■ <b>Lubricate door gaskets every month.</b> Apply talc powder the full length of all door gaskets once a month.</li> <li>■ <b>Inspect door gaskets and hinges every 3 months.</b> Replace worn or damaged gaskets. Adjust door if light can be seen between door and gasket.</li> <li>■ <b>Inspect door roller mechanism / motor every 3 months.</b> Check for metal shavings. Check keys in shaft. Lubricate motor.</li> </ul>	Every 1 to 3 Months
ROOM CLEANING	<ul style="list-style-type: none"> <li>■ <b>Clean all room surfaces and components.</b> Follow instructions outlined in the <i>TarpLess Ripening Room Care &amp; Maintenance Video</i> and <i>Cleaning Quick Reference Guide</i>.</li> </ul>	Every 3 Months