

IQP Annual Report

Section 110 Building Act 2004



To:

McAlpine Hussmann
2-6 Niall Burgess Road, Mt Wellington 1060
PO Box 12303, Penrose 1642
Auckland, New Zealand
T: +64 9 5266800 F: +6 9 5266824
Email: refrig@mc Alpine.co.nz
www.mcalpinehussmann.co.nz

From: Denzil Borges

Date: 20-07-2020

Re BWOFF for: 12A IQP Check 11 Coliseum Drive, Albany, Auckland 0632

Scope: The Warehouse Albany

Specified System: SS9

What is the Compliance Schedule number for this building: WOF20040415

Who performed the checks and maintenance on-site: *Suitably qualified HVAC technicians*

Specified System that was checked:

- Age/ model/ location: *As per attached asset list*
- Do you have a copy of the Compliance Schedule: ☒ Yes
- Which standard was used to check the system: *AS/NZS 3666.2:2011*
- Frequency of checks / how many were done: *4x Quarterly inspections*
- What maintenance undertaken: *As per maintenance example check sheet attached*
- What was inspected/ tested: *As per attached asset list*
- Defects / remedials identified and how/when resolved: *Nil*
- Owners logs referred to and completed ☒ Yes/ ☐ No
- Where your records are kept: *Copies of documents are kept on our server and sent to the customer with invoicing.*

Other comments: *N/A*

Does the Compliance Schedule need amending? (Complete form 11)

Can the 12A be issued ☒ Yes/ ☐ No (explain why not)

Signed: _____

The Warehouse Ltd

AirCon Rooftop Unit - Check Sheet

Store	Albany			Servicing Company	MOALPINE HUSSEMAN	
IOP no				Serviceman	Liam	
Unit #	AC 1			Unit #	None	
A - Model #	Temperzone			B - Model #	Temperzone	
A - Serial	See asset			B Serial no.	See asset	
Date	12-5-20			Time		
Weather	✓ Snow	Ice	Rain	Fog	Cloud	Clear

Insert hand held controller and record. If you don't have a handheld you can carry out check via BMS.

Controller	Address	Type
Temperature	Return Air	Ambient
	Inside fan	Stage 1
Unit A ✓	Fault 012	Fault 012
Unit B ✓	Fault 012	Fault 012
Hours A		
Hours B		

Press F4 for manual and wait for compressors to stop. Clip on ammeter and record sump heater current.

Compressor	Heater A1	Heater A2	Heater B1	Heater B2
Current (0.7A)	OK	OK	OK	OK

5 to 6 minutes later Inside fan stops. Turn off isolators & attach danger tag. Check condenser compartment.

Outside Compartment	A1	A2	B1	B2
Compressor oil ✓	No leaks	No leaks	No leaks	No leaks
Compressor mounts ✓	Sound	Sound	Sound	Sound
Pipework ✓	No leaks/Secure	No leaks/Secure	No leaks/Secure	No leaks/Secure
Paint Work ✓	No Rust	No Rust	No Rust	No Rust
Wiring ✓	Secure	Secure	Secure	Secure
Sump oil level ✓	Full	Full	Full	Full
Sump heater ✓	OK	OK	OK	OK
Refrigerant ✓	Dry	Dry	Dry	Dry
Expansion Valve ✓	OK	OK	OK	OK
Defrost Sensor ✓	OK	OK	OK	OK
Outside coil ✓	No leaks	No leaks	No leaks	No leaks
Outside coil fins ✓	Straight	Straight	Straight	Straight
Outside coil ice ✓	No build up	No build up	No build up	No build up
Outside fan bearings ✓	OK	OK	OK	OK
Comment				

In April we are required to carry out a defrost sensor check on the APAC and Temperzone WPA9-R10A units.

Check Inside compartment.

Inside Compartment ✓	Unit A Fan	Unit B Fan
Vee belt condition ✓	Good	Good
Vee belt tension ✓	20 to 30 mm	20 to 30 mm
Pully alignment ✓	True vertical	True vertical
Pully & bearing movement ✓	None	None
Fan turns freely ✓	No noises	No noises
Fan grub screw ✓	Secure	Secure
Pipework ✓	No leaks	No leaks
Pipework ✓	Secure	Secure
Compartment floor ✓	Dry	Dry
Compartment insulation ✓	Secure	Secure
Comment		

The Warehouse Ltd

Remove danger tag and turn on isolators. Press F4 to cancel manual operation. Press F1 to test cooling operation. Wait 2 minutes for stage up.

Cooling Test	A1	A2	B1	B2
Outside Fans blow warm air ✓	Ok	Ok	Ok	Ok
Refrigerant ✓	Clear/dry	Clear/dry	Clear/dry	Clear/dry
Economizer Dampers ✓	Inside Open / Closed		Outside Closed / Open	

Heating Test	A1	A2	B1	B2
Outside Fans blow cool air ✓	Ok	Ok	Ok	Ok
Refrigerant ✓	Clear/dry	Clear/dry	Clear/dry	Clear/dry
Economizer Dampers ✓	Inside Open / Closed		Outside Close / Open	

*When testing the units in cool test the FA and RA air dampers will default to 1 open and 1 closed. When testing on heat test the FA and RA dampers will revert to the opposite 1 closed and 1 open. (Reverse acting)

Press F1 to cancel cooling test. Wait 2 minutes for stage down. Cooling test can be done via BMS
Press F2 to test heating operation. Wait 2 minutes for stage up. Heating test can be done via BMS

ANNUAL TEST (January)				
	A1	A2	B1	B2
Compressor high pressure From Hand Held Controller	kPA	kPA	kPA	kPA
Compressor low pressure From Hand Held Controller	kPA	kPA	kPA	kPA
Compressor current				
Inside fan current	Unit A Fan		Unit B Fan	
1 st Outside fan current				
2 nd Outside fan current				
Oil level 0, ¼, ½, ¾, full				
Economizer Dampers	Inside Open		Outside Close	
Outside Fans blow cool air ✓	Ok	Ok	Ok	Ok

Press F2 to cancel heating test and allow to return to automatic PID control. Disconnect hand held. Install all cover checking secure.

Air filters Condition ✓	
Outside Body Condition ✓	

Comments

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Sketch

The Warehouse Ltd

AirCon Rooftop Unit - Check Sheet

Store	Albany	Servicing Company	MC ALPINE HUSMANN
IOP no		Serviceman	Liam
Unit #	AC 2	Unit #	AM14
A - Model #	Temperzone	B - Model #	Temperzone
A - Serial	See assets sheet	B Serial no.	See assets sheet
Date	12-5-20	Time	12-5-20
Weather	✓ Snow	Ice	Rain
	Fog	Cloud	Clear

Insert hand held controller and record. If you don't have a handheld you can carry out check via BMS.

Controller	Address	Type
Temperature	Return Air	Ambient
	Inside fan	Stage 1
		Stage 2
Unit A ✓	Fault	Fault
Unit B ✓	Fault	Fault
Hours A		
Hours B		

Press F4 for manual and wait for compressors to stop. Clip on ammeter and record sump heater current.

Compressor	Heater A1	Heater A2	Heater B1	Heater B2
Current (0.7A)				

5 to 6 minutes later Inside fan stops. Turn off isolators & attach danger tag. Check condenser compartment.

Outside Compartment	A1	A2	B1	B2
Compressor oil ✓	No leaks	No leaks	No leaks	No leaks
Compressor mounts ✓	Sound	Sound	Sound	Sound
Pipework ✓	No leaks/Secure	No leaks/Secure	No leaks/Secure	No leaks/Secure
Paint Work ✓	No Rust	No Rust	No Rust	No Rust
Wiring ✓	Secure	Secure	Secure	Secure
Sump oil level ✓	Full	Full	Full	Full
Sump heater ✓	OK	OK	OK	OK
Refrigerant ✓	Dry	Dry	Dry	Dry
Expansion Valve ✓	OK	OK	OK	OK
Defrost Sensor ✓	OK	OK	OK	OK
Outside coil ✓	No leaks	No leaks	No leaks	No leaks
Outside coil fins ✓	Straight	Straight	Straight	Straight
Outside coil ice ✓	No build up	No build up	No build up	No build up
Outside fan bearings ✓	OK	OK	OK	OK
Comment				

In April we are required to carry out a defrost sensor check on the APAC and Temperzone WPA9-R10A units.

Check Inside compartment.

Inside Compartment ✓	Unit A Fan	Unit B Fan
Vee belt condition ✓	Good	Good
Vee belt tension ✓	20 to 30 mm	20 to 30 mm
Pully alignment ✓	True vertical	True vertical
Pully & bearing movement ✓	None	None
Fan turns freely ✓	No noises	No noises
Fan grub screw ✓	Secure	Secure
Pipework ✓	No leaks	No leaks
Pipework ✓	Secure	Secure
Compartment floor ✓	Dry	Dry
Compartment insulation ✓	Secure	Secure
Comment		

The Warehouse Ltd

Remove danger tag and turn on isolators. Press F4 to cancel manual operation. Press F1 to test cooling operation. Wait 2 minutes for stage up.

Cooling Test	A1	A2	B1	B2
Outside Fans blow warm air ✓	OK	OK	OK	OK
Refrigerant ✓	Clear/dry	Clear/dry	Clear/dry	Clear/dry
Economizer Dampers ✓	Inside Open / Closed		Outside Closed / Open	

Heating Test	A1	A2	B1	B2
Outside Fans blow cool air ✓	OK	OK	OK	OK
Refrigerant ✓	Clear/dry	Clear/dry	Clear/dry	Clear/dry
Economizer Dampers ✓	Inside Open / Closed		Outside Close / Open	

*When testing the units in cool test the FA and RA air dampers will default to 1 open and 1 closed. When testing on heat test the FA and RA dampers will revert to the opposite 1 closed and 1 open. (Reverse acting)

Press F1 to cancel cooling test. Wait 2 minutes for stage down. Cooling test can be done via BMS
Press F2 to test heating operation. Wait 2 minutes for stage up. Heating test can be done via BMS

ANNUAL TEST (January)				
	A1	A2	B1	B2
Compressor high pressure From Hand Held Controller	kPA	kPA	kPA	kPA
Compressor low pressure From Hand Held Controller	kPA	kPA	kPA	kPA
Compressor current				
Inside fan current	Unit A Fan		Unit B Fan	
1 st Outside fan current				
2 nd Outside fan current				
Oil level 0, ¼, ½, ¾, full				
Economizer Dampers	Inside Open		Outside Close	
Outside Fans blow cool air ✓	Ok	Ok	Ok	Ok

Press F2 to cancel heating test and allow to return to automatic PID control. Disconnect hand held. Install all cover checking secure.

Air filters Condition ✍	
Outside Body Condition ✍	

Comments

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Sketch

The Warehouse Ltd

AirCon Rooftop Unit - Check Sheet

Store	Albany			Servicing Company	MO//ALPINE HUSSMANN		
IOP no				Serviceman	Liam Bell		
Unit #	AC 3			Unit #	WPA9		
A - Model #	Temperzone			B - Model #	Temperzone		
A - Serial	See assets sheet			B Serial no.	See assets sheet		
Date	12-5-20			Time			
Weather	✓ Snow	Ice	Rain	Fog	Cloud	Clear	

Insert hand held controller and record. If you don't have a handheld you can carry out check via BMS.

Controller	Address	Type
Temperature	Return Air	Ambient
	Inside fan	Stage 1
Unit A ✓	Fault	Fault
Unit B ✓	Fault	Fault
Hours A		
Hours B		

Press F4 for manual and wait for compressors to stop. Clip on ammeter and record sump heater current.

Compressor	Heater A1	Heater A2	Heater B1	Heater B2
Current (0.7A)	OK	OK	OK	OK

5 to 6 minutes later Inside fan stops. Turn off isolators & attach danger tag. Check condenser compartment.

Outside Compartment	A1	A2	B1	B2
Compressor oil ✓	No leaks	No leaks	No leaks	No leaks
Compressor mounts ✓	Sound	Sound	Sound	Sound
Pipework ✓	No leaks/Secure	No leaks/Secure	No leaks/Secure	No leaks/Secure
Paint Work ✓	No Rust	No Rust	No Rust	No Rust
Wiring ✓	Secure	Secure	Secure	Secure
Sump oil level ✓	Full	Full	Full	Full
Sump heater ✓	OK	OK	OK	OK
Refrigerant ✓	Dry	Dry	Dry	Dry
Expansion Valve ✓	OK	OK	OK	OK
Defrost Sensor ✓	OK	OK	OK	OK
Outside coil ✓	No leaks	No leaks	No leaks	No leaks
Outside coil fins ✓	Straight	Straight	Straight	Straight
Outside coil ice ✓	No build up	No build up	No build up	No build up
Outside fan bearings ✓	OK	OK	OK	OK
Comment				

In April we are required to carry out a defrost sensor check on the APAC and Temperzone WPA9-R10A units.

Check Inside compartment.

Inside Compartment ✓	Unit A Fan	Unit B Fan
Vee belt condition ✓	Good	Good
Vee belt tension ✓	20 to 30 mm	20 to 30 mm
Pully alignment ✓	True vertical	True vertical
Pully & bearing movement ✓	None	None
Fan turns freely ✓	No noises	No noises
Fan grub screw ✓	Secure	Secure
Pipework ✓	No leaks	No leaks
Pipework ✓	Secure	Secure
Compartment floor ✓	Dry	Dry
Compartment insulation ✓	Secure	Secure
Comment		

The Warehouse Ltd

Remove danger tag and turn on isolators. Press F4 to cancel manual operation. Press F1 to test cooling operation. Wait 2 minutes for stage up.

Cooling Test	A1	A2	B1	B2
Outside Fans blow warm air✓	Ok	Ok	Ok	Ok
Refrigerant ✓	Clear/dry	Clear/dry	Clear/dry	Clear/dry
Economizer Dampers ✓	Inside Open / Closed		Outside Closed / Open	

Heating Test	A1	A2	B1	B2
Outside Fans blow cool air✓	Ok	Ok	Ok	Ok
Refrigerant ✓	Clear/dry	Clear/dry	Clear/dry	Clear/dry
Economizer Dampers ✓	Inside Open / Closed		Outside Close / Open	

*When testing the units in cool test the FA and RA air dampers will default to 1 open and 1 closed. When testing on heat test the FA and RA dampers will revert to the opposite 1 closed and 1 open. (Reverse acting)

Press F1 to cancel cooling test. Wait 2 minutes for stage down. Cooling test can be done via BMS
Press F2 to test heating operation. Wait 2 minutes for stage up. Heating test can be done via BMS

ANNUAL TEST (January)				
	A1	A2	B1	B2
Compressor high pressure From Hand Held Controller	kPA	kPA	kPA	kPA
Compressor low pressure From Hand Held Controller	kPA	kPA	kPA	kPA
Compressor current				
Inside fan current	Unit A Fan		Unit B Fan	
1 st Outside fan current				
2 nd Outside fan current				
Oil level 0, ¼, ½, ¾, full				
Economizer Dampers	Inside Open		Outside Close	
Outside Fans blow cool air✓	Ok	Ok	Ok	Ok

Press F2 to cancel heating test and allow to return to automatic PID control. Disconnect hand held. Install all cover checking secure.

Air filters Condition✍	
Outside Body Condition✍	

Comments

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Sketch

The Warehouse Ltd

AirCon Rooftop Unit - Check Sheet

Store	Albany		Servicing Company	MC ALPINE HUSSMANN	
IOP no			Serviceman	Liam	
Unit #	AC 4		Unit #	AC 5	
A - Model #	Temperzone		B - Model #	Temperzone	
A - Serial	See assets sheet		B Serial no.	See assets sheet	
Date	12-5-20		Time		
Weather	✓ Snow	Ice	Rain	Fog	Cloud
					Clear

Insert hand held controller and record. If you don't have a handheld you can carry out check via BMS.

Controller	Address	Type
Temperature	Return Air 24.0	Ambient 23.0
	Inside fan	Stage 1
Unit A ✓	Fault OK	Fault OK
Unit B ✓	Fault OK	Fault OK
Hours A		
Hours B		

Press F4 for manual and wait for compressors to stop. Clip on ammeter and record sump heater current.

Compressor	Heater A1	Heater A2	Heater B1	Heater B2
Current (0.7A)	OK	OK	OK	OK

5 to 6 minutes later Inside fan stops. Turn off isolators & attach danger tag. Check condenser compartment.

Outside Compartment	A1	A2	B1	B2
Compressor oil ✓	No leaks	No leaks	No leaks	No leaks
Compressor mounts ✓	Sound	Sound	Sound	Sound
Pipework ✓	No leaks/Secure	No leaks/Secure	No leaks/Secure	No leaks/Secure
Paint Work ✓	No Rust	No Rust	No Rust	No Rust
Wiring ✓	Secure	Secure	Secure	Secure
Sump oil level ✓	Full	Full	Full	Full
Sump heater ✓	OK	OK	OK	OK
Refrigerant ✓	Dry	Dry	Dry	Dry
Expansion Valve ✓	OK	OK	OK	OK
Defrost Sensor ✓	OK	OK	OK	OK
Outside coil ✓	No leaks	No leaks	No leaks	No leaks
Outside coil fins ✓	Straight	Straight	Straight	Straight
Outside coil ice ✓	No build up	No build up	No build up	No build up
Outside fan bearings ✓	OK	OK	OK	OK
Comment				

In April we are required to carry out a defrost sensor check on the APAC and Temperzone WPA9-R10A units.

Check Inside compartment.

Inside Compartment ✓	Unit A Fan	Unit B Fan
Vee belt condition ✓	Good	Good
Vee belt tension ✓	20 to 30 mm	20 to 30 mm
Pully alignment ✓	True vertical	True vertical
Pully & bearing movement ✓	None	None
Fan turns freely ✓	No noises	No noises
Fan grub screw ✓	Secure	Secure
Pipework ✓	No leaks	No leaks
Pipework ✓	Secure	Secure
Compartment floor ✓	Dry	Dry
Compartment insulation ✓	Secure	Secure
Comment		

The Warehouse Ltd

Remove danger tag and turn on isolators. Press F4 to cancel manual operation. Press F1 to test cooling operation. Wait 2 minutes for stage up.

Cooling Test	A1	A2	B1	B2
Outside Fans blow warm air✓	Ok	Ok	Ok	Ok
Refrigerant ✓	Clear/dry	Clear/dry	Clear/dry	Clear/dry
Economizer Dampers ✓	Inside Open / Closed		Outside Closed / Open	

Heating Test	A1	A2	B1	B2
Outside Fans blow cool air✓	Ok	Ok	Ok	Ok
Refrigerant ✓	Clear/dry	Clear/dry	Clear/dry	Clear/dry
Economizer Dampers ✓	Inside Open / Closed		Outside Close / Open	

*When testing the units in cool test the FA and RA air dampers will default to 1 open and 1 closed. When testing on heat test the FA and RA dampers will revert to the opposite 1 closed and 1 open. (Reverse acting)

Press F1 to cancel cooling test. Wait 2 minutes for stage down. Cooling test can be done via BMS

Press F2 to test heating operation. Wait 2 minutes for stage up. Heating test can be done via BMS

ANNUAL TEST (January)				
	A1	A2	B1	B2
Compressor high pressure From Hand Held Controller	kPA	kPA	kPA	kPA
Compressor low pressure From Hand Held Controller	kPA	kPA	kPA	kPA
Compressor current				
Inside fan current	Unit A Fan		Unit B Fan	
1 st Outside fan current				
2 nd Outside fan current				
Oil level 0, ¼, ½, ¾, full				
Economizer Dampers	Inside Open		Outside Close	
Outside Fans blow cool air✓	Ok	Ok	Ok	Ok

Press F2 to cancel heating test and allow to return to automatic PID control. Disconnect hand held. Install all cover checking secure.

Air filters Condition✍	
Outside Body Condition✍	

Comments

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Sketch

The Warehouse Ltd

AirCon Rooftop Unit - Check Sheet

Store	Albany			Servicing Company	MC ALPINE HUSSMANN	
IQP no				Serviceman	Liam Rea	
Unit #	466			Unit #		
A - Model #	Tempermore			B - Model #		
A - Serial	See assets sheet			B Serial no.		
Date	12-5-20			Time		
Weather	✓ Snow	Ice	Rain	Fog	Cloud	Clear

Insert hand held controller and record. If you don't have a handheld you can carry out check via BMS.

Controller	Address	Type
Temperature	Return Air 22.2°C	Ambient 23.1°C
	Inside fan	Stage 1
Unit A ✓	Fault OK	Fault OK
Unit B ✓	Fault OK	Fault OK
Hours A		
Hours B		

Press F4 for manual and wait for compressors to stop. Clip on ammeter and record sump heater current.

Compressor	Heater A1	Heater A2	Heater B1	Heater B2
Current (0.7A)	OK	OK	OK	OK

5 to 6 minutes later Inside fan stops. Turn off isolators & attach danger tag. Check condenser compartment.

Outside Compartment	A1	A2	B1	B2
Compressor oil ✓	No leaks	No leaks	No leaks	No leaks
Compressor mounts ✓	Sound	Sound	Sound	Sound
Pipework ✓	No leaks/Secure	No leaks/Secure	No leaks/Secure	No leaks/Secure
Paint Work ✓	No Rust	No Rust	No Rust	No Rust
Wiring ✓	Secure	Secure	Secure	Secure
Sump oil level ✓	Full	Full	Full	Full
Sump heater ✓	OK	OK	OK	OK
Refrigerant ✓	Dry	Dry	Dry	Dry
Expansion Valve ✓	OK	OK	OK	OK
Defrost Sensor ✓	OK	OK	OK	OK
Outside coil ✓	No leaks	No leaks	No leaks	No leaks
Outside coil fins ✓	Straight	Straight	Straight	Straight
Outside coil ice ✓	No build up	No build up	No build up	No build up
Outside fan bearings ✓	OK	OK	OK	OK
Comment				

In April we are required to carry out a defrost sensor check on the APAC and Temperzone WPA9-R10A units.

Check Inside compartment.

Inside Compartment ✓	Unit A Fan	Unit B Fan
Vee belt condition ✓	Good	Good
Vee belt tension ✓	20 to 30 mm	20 to 30 mm
Pully alignment ✓	True vertical	True vertical
Pully & bearing movement ✓	None	None
Fan turns freely ✓	No noises	No noises
Fan grub screw ✓	Secure	Secure
Pipework ✓	No leaks	No leaks
Pipework ✓	Secure	Secure
Compartment floor ✓	Dry	Dry
Compartment insulation ✓	Secure	Secure
Comment		

The Warehouse Ltd

Remove danger tag and turn on isolators. Press F4 to cancel manual operation. Press F1 to test cooling operation. Wait 2 minutes for stage up.

Cooling Test	A1	A2	B1	B2
Outside Fans blow warm air ✓	OK	OK	OK	OK
Refrigerant ✓	Clear/dry	Clear/dry	Clear/dry	Clear/dry
Economizer Dampers ✓	Inside Open / Closed		Outside Close / Open	

Heating Test	A1	A2	B1	B2
Outside Fans blow cool air ✓	OK	OK	OK	OK
Refrigerant ✓	Clear/dry	Clear/dry	Clear/dry	Clear/dry
Economizer Dampers ✓	Inside Open / Close		Outside Close / Open	

*When testing the units in cool test the FA and RA air dampers will default to 1 open and 1 closed. When testing on heat test the FA and RA dampers will revert to the opposite 1 closed and 1 open. (Reverse acting)

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Press F2 to test heating operation. Wait 2 minutes for stage up. Heating test can be done via BMS

ANNUAL TEST (January)				
	A1	A2	B1	B2
Compressor high pressure From Hand Held Controller	kPA	kPA	kPA	kPA
Compressor low pressure From Hand Held Controller	kPA	kPA	kPA	kPA
Compressor current				
Inside fan current	Unit A Fan		Unit B Fan	
1 st Outside fan current				
2 nd Outside fan current				
Oil level 0, ¼, ½, ¾, full				
Economizer Dampers	Inside Open		Outside Close	
Outside Fans blow cool air ✓	Ok	Ok	Ok	Ok

Press F2 to cancel heating test and allow to return to automatic PID control. Disconnect hand held. Install all cover checking secure.

Air filters Condition ✍	
Outside Body Condition ✍	

Comments

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Sketch

PLANNED PREVENTATIVE MAINTENANCE - REPORT SHEET

Client:	The Warehouse Albany - 119 / CU4115	Site Address:	Don McKinnon Drive Albany Auckland,	Branch/Sub	AKL
Site:	The Warehouse Albany - 119	Contact:		PPM Schedule:	APR
Site ID No:	CU4115	Phone:		Frequency:	
Checksheets:		No:		Work Order No:	

Site Health and Safety Comments:

Hollywood Bakery
-If Outdoor unit to close too unprotected edge do no access

Site Specific Comments:

V - Belts - Change on PM if failing. DO NOT QUOTE
CCH - Change on PM if faulty. DO NOT QUOTE
Defrost Sensors - Change on PM if faulty. DO NOTE QUOTE
Low on Gas - We need to leak test and try and find leak so we can quote accurately

Equipment Issues & Comments:

Technician Name

Levy

Customer Name

Mark

Signature



Date

12-5-20



AIR CONDITIONING SPLIT SYSTEMS
MAINTENANCE SCHEDULE

Site Name: Albany

Date _____

AIR HANDLING UNITS

- Remove and clean air filter. ✓
- Dust off supply air diffusers and return air grilles. ✓
- Check for dirt or water build up in condensate drip trays. ✓
- Visual check of speed and balance of evaporator fan. ✓
- Check for oil seepage or oxidation on refrigeration piping. ✓
- Check condition of refrigeration piping insulation. ✓
- Check condition of electrical terminals, wiring and relays ✓
- Check operation of thermostat. ✓
- Check electrical heating element terminals, if applicable. N/A
- Check condensate drain piping for cracks, leaks or distortion. ✓
- Check gradients of condensate drain piping. ✓
- Check and clean condensate pump. ✓
- Number of air handlers serviced. 5

CONDENSING UNITS

- Check compressor suction and discharge pressures, if service ports are available. ✓
- Check crankcase heater operation. ✓
- Check refrigeration piping for gas leaks, oil seepage, oxidation and excessive vibration. ✓
- Check for temperature variation over liquid line drier. ✓
- Check operation of reversing valve. ✓
- Visual check of condenser fan for speed, balance and excessive vibration ✓
- Check electrical terminals, relays, safety switches and wiring. ✓
- Check general condition of condenser coil, unit casing and refrigeration piping insulation. ✓
- Number of units serviced. 4

REMARKS:

* some visual inspection due to location on roof and areas locked due to COVID19.

FRESH AIR FANS & EXTRACT FANS PREVENTATIVE MAINTENANCE SCHEDULE NO. 10

Site Name: Albany

Date 12-5-20

• Check general security and operation on fan.	<u>✓</u>
• Check fan blades for cracks.	<u>✓</u>
• Check balance of fan blades.	<u>✓</u>
• Check fan blades for dirt & scale build-up.	<u>✓</u>
• Check condition of 'V' belts.	<u>N/A</u>
• Clean air filters where applicable.	<u>✓</u>
• Check motor bearings for noise and vibration.	<u>✓</u>
• Lubricate fan bearings as required.	<u>N/A</u>
• Check for corrosion	<u>✓</u>
• Check motor overload	<u>✓</u>
• Check electrical wiring and terminals	<u>✓</u>
• Check electrical heaters, if fitted	<u>N/A</u>
• Check current draw to full load current.	<u>OK</u>
• Number of fans serviced	<u>2</u>

Note: Check with manufacturers instructions for operation and maintenance procedures.

REMARKS:

Equipment Condition Codes

- 1 - Very Good - Sound physical conditionNo work required
- 2 - Good - Acceptable physical condition, minimal short-term failure risk but potential for deteriorationOnly minor work required (if any)
- 3 - Average - Significant deterioration evident, failure unlikely in near future but further deteriorationWork required but asset still serviceable
- 4 - Poor - Failure likely in the short termSubstantial work required in the short term, asset barely serviceable
- 5 - Very Poor - Failed or failure imminentMajor work or replacement required urgently

The Warehouse Albany - 119 / CU4115

Item of Equipment		Asset ID No	Item No.	Description Of plant	Asset Make	Asset Model	Asset Serial No	Refrigerant Type	Asset Location	Estimated date of Installation	Condition 1-5	Revised Condition 1-5	Comment
Airconditioning	none		CU4115-16	Hi Wall	Gree	GWH18TC-K3DNA1B10		R134A	Hollywood Bakery	-			
Ventilation	FAN		CU4115-15	Extract Fan	Fantech	In Line 500MM SCEL54	1176-01	N/A	Hollywood Bakery	-			
Airconditioning	IU1-2		CU4115-14	Cassette	Gree			R134A	Hollywood Bakery	-			
Airconditioning	IU1-1		CU4115-13	Cassette	Gree			R134A	Hollywood Bakery	-			
Airconditioning	IU1		CU4115-12	Outdoor Unit	Gree	GMV-PDMZ80W/A		TBC	Hollywood Bakery	-			
Airconditioning	none		CU4115-11	Ducted Indoor Unit	Fujitsu				Pharmacy Unit	-	4		
Airconditioning	none		CU4115-10	Outdoor Unit	Fujitsu	AO7A27LAL.T	R100345	TBC	Pharmacy Unit	-	4		
Ventilation	FAN		CU4115-09	TEF		K200M		N/A	Toilet Downstairs	-	3		
Airconditioning	AC		CU4115-08	PAC	Temperzone	OFA116RKY	86882	R410A	Office AC	2016	1		
Airconditioning	AC		CU4115-07	Hi Wall	Daikin	RXB50LVMA	E001214	R22	Lunchroom	2009	3		
Airconditioning	AC3-B		CU4115-06	PAC	Temperzone	OPA960RKT	918602	R410A	Roof	2018	1		
Airconditioning	AC3-A		CU4115-05	PAC	Temperzone	OPA960RKT	918600	R410A	Roof	2018	1		
Airconditioning	AC2-B		CU4115-04	PAC	Temperzone	OPA960RKT	918601	R410A	Roof	2018	1		
Airconditioning	AC2-A		CU4115-03	PAC	Temperzone	OPA960RKT	918599	R410A	Roof	2018	1		
Airconditioning	AC1-B		CU4115-02	PAC	Temperzone	OPA960RKT	918603	R410A	Roof	2018	1		
Airconditioning	AC1-A		CU4115-01	PAC	Temperzone	OPA960RKT	918595	R410A	Roof	2018	1		Isolated

Additional Comments

TO: Argosy Property Number 1 Limited
FROM: BC Group Rod Gordon

Re BWOFF for: 12A IQP Check for - The Warehouse, 11 Coliseum Drive, Albany, Auckland
Legal description: Lot 2 DP 181149

COMPLIANCE SCHEDULE: WOF20040415

SCOPE: WHOLE or PART of building (circle one)

SYSTEM:

SIGNS FOR SPECIFIED SYSTEMS

FINAL EXIT (MEANS OF ESCAPE TO FINAL EXIT)

SIGNS FOR COMMUNICATING INFORMATION FOR EVACUATION (MEANS OF ESCAPE TO FINAL EXIT)

Annual Report

Section 110(a) of the Building Act 2004

The owner is required to obtain annual reports relating to inspection, maintenance and reporting procedures.

Has the above system been maintained for the last 12 months from the BWOFF date? ☒ YES / NO

If NO, please advise the number of months you have maintained the system: []

Does the system continue to function as intended? ☒ YES / NO

Who performed the checks and maintenance on-site? Monthly BC Group / Annually IDP

Do you have a copy of the Compliance Schedule? available on BC Group website YES / NO

Which standard was used to check the system? per compliance schedule

Frequency of checks: per above How many were done? []

What maintenance was undertaken? see online bcgroup.co.nz

What was inspected/tested? systems as above

Any defects? YES / NO

Remedials identified and how/when resolved? YES / NO

Owners logs referred to and completed? YES / NO

Where are your records kept? online bcgroup.co.nz

Other Comments:

Does the Compliance Schedule need amending? (Complete FORM 11) YES / ☒ NO

Can the FORM 12A be issued? ☒ YES / ☒ NO

If NO above, please explain why not:

Rod Gordon

RH Gordon

25/6/20

Name

Signature

Date

Signed by the IQP person or other person who carried out 1 or more of the inspection, maintenance, and reporting procedures.

Please return this FULLY COMPLETED report to: docs@bcgroup.co.nz