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Better Product for Our Clients!*

J&M Fluidics, Inc.
851 Tech Drive
Telford, PA 18969
Toll-Free: (888) 539-1731

J&M FLUIDICS, INC. – CHILLER MAINTENANCE

Recommended Periodic Chiller Maintenance

MONTHLY

1. Check for foreign debris in the condenser coil inlets of an air cooled chiller.
2. Visually inspect for water leaks and proper tank level
3. Inspect solder joints for evidence of oil or water leaks.
4. Check electrical connections and components.
5. Listen for excessive vibrations or motor noise.
6. Check system fluid for proper glycol percentage.
7. Check the liquid line sight for bubbles.
8. Check the compressor oil level in sight glass if equipped.
9. Check fan and pump rotation for free rotation and correct direction.

YEARLY

In addition to above:

1. Tighten all electrical connection screws.
2. Check the glycol solution for cleanliness. Drain and refill with clean solution if excessive sludge or dirt is present. Flush the system prior to refilling.
3. Check motor amp draws and voltage supplies. Make sure they are within name plate rating.
4. Check operating pressures of the refrigeration system.
5. Check super heat and sub cooling.
6. Inspect for leaks with a sensitive electronic leak detector.
7. Check for excess wear or burned contacts on motor starters replace if in doubt.
8. Wash out the condenser coils of an air cooled system.
9. Check the operation of the safety devices and thermostat. Ensure that the pipe insulation is dry and not brokendown.
11. Check mechanical mounts and vibration isolators for wear.

OTHER MAINTENANCE ITEMS

These maintenance items are for other J&M products that may be installed with your package chiller. These items if applicable should be checked monthly unless otherwise specified below.

Filter Bypass Assemblies:

1. Check system filter housing for cracks.
2. Check system filter housing for leaks.
3. Check filter pressure differential gauge(s).
On most filter models, if the differential pressure exceeds 10 PSI, the filter cartridge needs to be replaced. Contact J&M Fluidics at: **(888-539-1731)** to order a replacement. Have the filter housing model number available when you call.

Process Drops

1. Check assembly for any signs of cooling fluid leakage
2. Check in-line flow meter for debris that may be caught on or near the stainless steel slide.
3. Check coloration of cooling fluid.
4. Check return-side stainless steel in-line strainer for any debris that may restrict flow. **Note: To perform this check, the system must be shut down.** Close the supply and return side isolation valves at the top of the drop. Using the drain down valve at the bottom of the return side drop, drain the cooling fluid out of the line before opening in-line strainer. Make sure to reinstall the strainer basket and seal cap immediately. This check should be performed quarterly minimum. Check condition of the supply and return pressure and temperature gauges.
5. Check supply drop circuit setter to make sure that the flow adjustment knob moves freely. Note, before moving the adjustment knob, make sure to note the original setting.
6. Once all check item have been performed, check drop for any potential leaks, re-set the circuit setter, open the main supply and return valves at the top of drop and restart your system.

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