HOME MAINTENANCE CHECKLIST

Air Conditioning

Clean the air filters and replace them if necessary	
Make sure that the airflow grills are clean	
Check the temperature at the grills	
Calibrate thermostat	
Check the evaporator coil for damage and leaks	
Check and clean the condenser coil	
Test Capacitors	
Check the Unit disconnect	
Inspect and lubricate motors and bearings	
Check fan belts and pulleys	
Clean the AC pipeline	
Empty the AC drip tray	
Check that sensors and control system are working correctly	
Listen for any strange noises and investigate what is causing them	
Check and top up the refrigerant levels and check pressure	
Check that the high & low pressure switches are working	
Make sure that the compressor terminal isn't damaged	
Check the circuit breakers	
Check Relays and Contacts	
Check all unit wiring and tighten loose connections	
Check the outdoor unit (villas only)	

Electrical

Check Cables and Cable Entries, especially for damaged sheathing or corrosion	
Check for any evidence of burn marks or moisture near electrical outlets	
Check Distribution Boards	
Check the Circuit Breakers	
Check the Under Voltage Relays	
Check the light fittings	
Look for damage to switches and sockets	
Record voltage reading	
Record current reading	
Check indicator lights	
Test load balancing and scheduling and look for flickering or dimming lights	

Plumbing

Check for leaks in the bathrooms and showers	
Check the water heater thermostat	
Look and listen for leaks or noises coming from the water heater	
Check valves	
Check the drains for blocks or smells	
Check the water lines	
Look for rust	
Check end caps on drain lines	
Check water pressure and flow	
Service bottle traps	