

# Full AHU Condition Reports



Our site services team can provide a full condition survey on your existing AHU plant.

Typically, we would cover the following areas during a condition survey on an AHU.

**Casework:** Check all internal and external casework for corrosion. Check all panels for air leakage. Check all panels for ingress of rain water. Check rain roofs are correctly allowing water to run from the top of the AHU and not allowing rain water to form puddles.

**Louvres / cowls:** Check for integrity and ensuring they are fit for purpose.

**Dampers:** Ensure they operate smoothly and correctly and check functional properties of the damper actuators where fitted.

**Filters:** Check for condition of the filters and the filter slide frames / casework. Check for evidence of incoming rain water possibly damaging the filters due to high velocities on the AHU inlet. Check for damage / wear to the filter slide frames or mechanisms deployed for holding of the filters.

**Fans / Motors:** Check mechanical and electrical properties. Check impellers turn freely and there are no signs of bearing damage. Check the anti-vibration mountings and flexible connections for signs of wear / damage.

**Coils:** Check the coil fins for any signs of blockages. Inspect the coil fins (particularly frost coils) for any crumbling of the fins. Check condition of the pipework for any previous signs of leakage. Inspect drain trays and traps.

**Thermal wheels:** Ensure there are no mechanical defects with the thermal wheel. Check to ensure no damage has been caused to the wheel matrix and check for signs of blockages (particularly on systems that have had poorly maintained filters as dirty air may have passed through the unit into the wheel matrix). Check the speed controller functions correctly.

**Plate heat exchangers:** Visibly check for any possible damage to the heat exchanger surfaces and structure. Check for signs of blockages (particularly on systems that have had poorly maintained filters as dirty air may have passed through the unit into the heat exchanger matrix). Check that the by-pass damper turns freely and observe the condition of the by-pass damper.