

Zorro HVAC Mechanical Inspection

November 29 – December 1, 2012

On Thursday, November 29, 2012 I arrived at Zorro Ranch to inspect the condition of the HVAC system. The following is a list of systems and equipment that were repaired and a punch list of repairs that need to be addressed.

1. **Main System cooling tower loop.** I had ECI Systems replace blown control board that was causing cooling tower pumps and automatic fan temperature control to malfunction. Control board replaced on 11/30 by ECI system back to normal.
2. **Cooling Tower Pumps 2,2A** pump leaking needs to be taken out for repair.
3. **Heat Pump #1** Excessive vibration unit needs to be checked for bearings and alignment.
4. **Heat Pump #2** Return air sensor needs to be changed.
5. **Heat Pump#3** Discharge air sensor needs to be changed.
6. **Heat Pump#5** Freon level needs to be checked discharge will not drop below 54.deg F
7. **Heat Pump #10a** Guestroom west ECI needs to replaces humidity sensors
8. **Heat Pump#10b** Guest room west ECI needs to replace humidity sensors.
9. **Heat Pump # 12d.** ECI replaced defective re heat hot water actuator.
10. **Nortek Humidifiers unit #2** Main living room not in operation, Library unit not in operation. ECI also needs to change return air humidity sensor, all humidifiers need to be checked if total replacement is neseccary.