



THE EXPERIENCED CHOICE IN INDUSTRIAL REFRIGERATION

FULL-SERVICE MAINTENANCE AGREEMENT

Protect Your System With Confidence

Why Preventative Maintenance Matters



- Prevent costly downtime and equipment failure
- Extend the life of critical refrigeration assets
- Comply with ammonia system regulations (OSHA, EPA)
- Ensure safety and reliability of high-risk systems
- Provide documented inspections for audit-readiness

Common Risks Without a Plan



- Ammonia or refrigerant leaks go undetected
- Emergency repairs and production losses
- Major equipment failures (compressors, vessels, coils)
- Non-compliance with OSHA, EPA, or insurance requirements
- Shortened equipment lifespan and inefficiency

What Our Service Plan Includes (part 1)

- **Scheduled inspections** — daily, weekly, and monthly, performed by trained industrial technicians
- **Custom checklists** designed for your exact system configuration
- **Detailed service logs** with readings, technician notes, findings, and sign-offs



What Our Service Plan Includes (part 2)

- **Thorough inspections** of compressors, vessels, evaporators, condensers, RTUs, and sensors
- **Proactive maintenance** to reduce emergency repairs and extend equipment life
- **On-site binder system** for organized documentation, transparency, and compliance



The SIR On-Site Binder System



- Each customer receives a custom binder tailored to their equipment
- Binder stays on-site for technician use and customer visibility
- Technicians log dates, readings, and notes at every visit
- Includes monthly, bi-annual, and annual checklists for key components
- Delivers organized documentation for audits, inspections, and compliance
- Acts as a historical service record to spot trends and catch issues early

Service Checklist Examples

The following pages show real examples of maintenance schedules designed to support your system. Each checklist can be fully customized to match your equipment and operational needs, ensuring that every critical component receives thorough, documented attention on a monthly, bi-annual, and annual basis.



PLANNED MONTHLY SCHEDULED MAINTENANCE

Superior Industrial Refrigeration - Work Performed January thru December

YOUR COMPANY NAME HERE

[illegible]

Superior Industrial Refrigeration - Work Performed January thru December

YOUR COMPANY NAME HERE

[illegible]

PLANNED MONTHLY SCHEDULED MAINTENANCE

Superior Industrial Refrigeration - Work Performed January thru December

YOUR COMPANYNAME HERE

[illegible]

Detailed Inspection Report Examples

The following pages are real examples of the detailed inspection reports we complete during every visit. Each report is tailored to your specific equipment and documents operational conditions, test results, and any required service actions.

These forms become part of your ongoing compliance and service history.



COMPRESSOR INSPECTION

Technician:	Date:	Location:	
Unit Number or (PSM tag #)	Compressor 1	Compressor 2	Compressor 3
Manufacturer			
Model Number			
Serial Number			
Comp. Duty HS/LS			
Type of Refrigerant			
Motor Manufacturer			
HP/Voltage/RPM			
Monthly Service*	SAT / UNSAT	SAT / UNSAT	SAT / UNSAT
Log pressure & temp. reading on Log Sheet			
Check shaft seal drain tube & drain collection bottle			
Visually check for oil & ammonia leaks			
Check pressure drop across oil filter			
Check oil level			
Check for any abnormal compressor or motor noise			
BI-Annual Service*	SAT / UNSAT	SAT / UNSAT	SAT / UNSAT
Check safeties to include SP, DP, OP, DT & OT			
Perform vibration analysis			
Perform oil analysis			
Check calibration of pressure & temperature sensors			
Annual Service*	SAT / UNSAT	SAT / UNSAT	SAT / UNSAT
Verify alignment of drive coupling is within manufacturer specs			
Verify compressor end play is within manufacturer specs			
Inspect coupling for unusual wear			
Check torque on coupling bolts where applicable			
Clean oil return strainer			
Change oil filters			
Inspection Remarks:			

EVAPORATOR INSPECTION

[illegible]

EVAPORATOR CONDENSER INSPECTION

[illegible]

ROOFTOP UNIT INSPECTION

Technician:	Date:	Location:		
UNIT NUMBER	RTU 1	RTU 2	RTU 3	RTU 4
Manufacturer				
Model Number				
Serial Number				
Comp. Manufacturer				
Type of Refrigerant				
HP/Voltage/RPM				
MONTHLY INSPECTION	SAT / UNSAT	SAT / UNSAT	SAT / UNSAT	SAT / UNSAT
Check evaporator drain pan				
Check crankcase heaters AMPS				
Check blower / motor sheaves				
Check air filters				
Oil level compressor				
Unusual noise or vibration				
Refrigerant / oil leaks				
Record suction discharge pressures				
Check fan motor starter contacts				
Check condenser coils				
Check fans and motors				
Panels in place				
Condition of liquid				
Suction superheat				
Check evaporator motor amperage				
Belts condition / replace if needed				
Compressor amperage				
Subcooling				
Quarterly Inspection	SAT / UNSAT	SAT / UNSAT	SAT / UNSAT	SAT / UNSAT
Change air filters				
Inspection Remarks:				

Scheduled Task Reminder Examples

In addition to service checklists and inspection logs, our binder system includes custom reminders for current and upcoming tasks. These reminders help ensure your equipment stays on schedule for critical maintenance actions like sensor calibrations, oil analysis, and more.





VIBRATION ANALYSIS DUE NEXT MONTH

**Note: Pre-order Micro-log
from SIR now:
208-361-8700 SIR-IDAHO
208-630-5211 SIR-UTAH**



OIL ANALYSIS DUE NEXT MONTH

Note: Pre-order Oil Kits Now as Required



VIBRATION ANALYSIS DUE THIS MONTH

NOTE: Vibration analysis test results to be completed and returned to the customer in approximately 30 days.



OIL ANALYSIS DUE THIS MONTH

Note: Oil analysis test results to be completed and returned to the customer in approximately 30 days.



**REMINDER: OIL
ANALYSIS TEST
RESULTS TO BE
PLACED IN PRIOR
INSPECTION LOG**

**Note: Order Test Gas and Any Required
Materials or Tools Now.**



**REFRIGERANT
SENSOR
CALIBRATION DUE
NEXT MONTH**



**REMINDER:
REFRIGERANT SENSOR
CALIBRATION RESULTS
TO BE PLACED IN PRIOR
INSPECTION LOG**

Compliance & Regulatory Benefits

- Supports compliance with OSHA, EPA, and insurance requirements
- Aligns with PSM (Process Safety Management) and RMP (Risk Management Plan) programs
- Provides documented service history for inspections and audits
- Helps reduce liability related to ammonia systems and refrigeration equipment
- Ensures safety-related equipment is consistently tested and verified



Custom Plans, Pricing, & Next Steps

- We offer fully customized plans tailored to your equipment
- Initial site walkthrough and consultation are completely free
- You'll receive a detailed service quote with no obligation

Ready to talk?

Call us at 208-361-8700 or

Email: eric@superiornh3.com or jeff@superiornh3.com

Visit: www.superiornh3.com

