

A technician in a blue uniform and cap is working on an outdoor air conditioning unit. The technician is holding a laptop and looking at the screen. The background shows a building and a clear sky. The image is overlaid with a dark blue and red geometric design.

# Watsons

**BUILDING SERVICES LTD**

Established 1920

## **AIR CONDITIONING + AHU SERVICING**

**WHAT WE CHECK,  
AND WHY IT MATTERS**

**Innovation, Expertise, Excellence**  
**A Trusted Building Service Partner**

# WHY SERVICING MATTERS

Routine servicing of Air Conditioning and Air Handling Units (AHU) isn't just maintenance, it's about protecting performance, cost, and compliance. It directly impacts:

- ✓ System reliability & consistent performance
- ✓ Energy consumption & operating costs
- ✓ Indoor air quality for occupants
- ✓ Compliance with regulations & standards

# FILTERS

**Blocked or incorrect filters restrict airflow, reduce air quality, and increase energy demand.**

## **What we check:**

- ✓ **Condition, blockage levels and pressure drop**
- ✓ **Correct filter grade for the environment**
- ✓ **Fit, sealing and replacement intervals**

# COILS

Even light fouling reduces heat transfer efficiency, increasing run times, energy costs, and strain on compressors.

## What we check:

- ✓ **Dirt, dust and debris build-up**
- ✓ **Coil cleanliness and fin condition**
- ✓ **Early signs of corrosion or damage**

# FANS & AIRFLOW

**Incorrect airflow impacts temperature control, ventilation rates, and overall system effectiveness.**

**What we check:**

- ✓ **Fan operation, balance and noise**
- ✓ **Airflow rates vs design performance**
- ✓ **Belt condition, tension and alignment (if applicable)**

# CONTROLS & SENSORS

Systems often run inefficiently due to control issues, not mechanical faults, leading to energy waste and poor comfort control.

What we check:

- ✓ Sensor accuracy and calibration
- ✓ Control strategies and setpoints
- ✓ BMS communication and response



# REFRIGERATION CIRCUIT

**Incorrect charge or leaks reduce efficiency, increase energy use, and can lead to compressor failure if left unresolved.**

**What we check:**

- ✓ **Refrigerant levels and operating pressures**
- ✓ **Signs of leaks or oil residue**
- ✓ **System performance against expected values**

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# DRAINAGE & CONDENSATE

Poor drainage can lead to leaks, hygiene risks, odours, and in some cases, system shutdown or damage.

What we check:

- ✓ Condensate trays and drain lines
- ✓ Blockages, standing water or biofilm
- ✓ Integrity of pipework and connections

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# STAY AHEAD OF AIR CONDITIONING ISSUES

Watsons Building Services supports facilities teams with planned AC & AHU servicing, reducing energy waste, maintaining compliance, and ensuring long-term reliability.



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