

INSPECTION FREQUENCY					
Maintenance Item	Weekly	Monthly	Semi-Annual	Yearly	Recommended Action
Check Sump • Spills or leaks of chemicals	X				Clean spill immediately – Follow OSHA regulations.
Check Exterior Paint* • Peeling or scratches (rust)		X			Prime/Paint as required.*
Check Interior Paint • Peeling or scratches (rust)		X			Prime/Paint as required.
Paint Entire Building • Rust showing up on walls				5X	5 Years as required. Client must maintain exterior paint to keep building from developing rust.
Check Floor Grating • Check for no more than 1/4" deflection up to 100 PSF • Loose clamps			X		Remove grating and straighten. Tighten clamps.
Door Locks/Latches • Check closure rate • Door seals (gaskets)		X			Repair/replace as required.
Door Hinges • Rust or wear signs			X		Clean and lubricate hinges with light oil or silicon spray.
Check Signage • Proper NFPA rating	X				Replace as required.
Hold-down Lugs • Bolts tight (angles secure)		X			Check for proper anchorage. Tighten or grout in.
Grounding System • Clamp tight • Cable is not damaged • Connection to building grounding rod	X				Repair immediately if damaged.
Fusible Links • Solder joints • Cable is not damaged and free		X	X		Repair immediately if damaged. (6 months) - Replace.
Fire Damper • Check fusible link • Damper movement in track (closing)			X		Replace link if needed. Clean and lubricate track.
Electrical System • Components operate • Clean filters in AC (if applicable)		X			Repair immediately if damaged. Clean filters (wash).
Ventilation System • Vent cover opens freely • No obstructions to fan		X			Operate and repair as required. Oil vent louvers as needed. Keep fan clear of obstacles.
Sump Liner • Cuts or tears		X			Replace liner.
Dry Chem System • Tank and solenoid • Nozzle caps are in place • Service tech for semi-annual inspection		X	X	X	See manual requirements. DETAILED MAINTENANCE INSTRUCTIONS LISTED IN MANUAL - Table 5-3
Dehumidifier System • Check desiccant bed level (6 months) • Check filters (monthly)		X	X		See page 15 of the Innovative Air Technologies manual • Keep desiccant bed full • Clean filters or replace
AC Unit or Heat Pump • Check filter • Keep exterior coils clean • Keep drain pan clear		X			See maintenance sheet for unit • Clean filter or replace as needed • Soft brush or wash coils

*Painted Exterior: Buyer/End-User must maintain exterior paint to maintain warranty. Failure to properly maintain the exterior paint will void the structural warranty.