Preventive Maintenance

Water Coil Maintenance
(Direct ground water applications only)
If the system is installed in an area with a known high mineral content (125 P.P.M. or greater) in the water, it is best to establish a periodic maintenance schedule with the owner so the coil can be checked regularly. Consult the well water applications section of this manual for a more detailed water coil material selection. Should periodic coil cleaning be necessary, use standard coil cleaning procedures, which are compatible with the heat exchanger material and copper water lines. Generally, the more water flowing through the unit, the less chance for scaling. Therefore, 1.5 gpm per ton [2.0 l/m per kW] is recommended as a minimum flow. Minimum flow rate for entering water temperatures below 50°F [10°C] is 2.0 gpm per ton [2.6 l/m per kW].

Water Coil Maintenance
(All other water loop applications)
Generally water coil maintenance is not needed for closed loop systems. However, if the piping is known to have high dirt or debris content, it is best to establish a periodic maintenance schedule with the owner so the water coil can be checked regularly. Dirty installations are typically the result of deterioration of iron or galvanized piping or components in the system. Open cooling towers requiring heavy chemical treatment and mineral buildup through water use can also contribute to higher maintenance. Should periodic coil cleaning be necessary, use standard coil cleaning procedures, which are compatible with both the heat exchanger material and copper water lines. Generally, the more water flowing through the unit, the less chance for scaling. However, flow rates over 3 gpm per ton (3.9 l/m per kW) can produce water (or debris) velocities that can erode the heat exchanger wall and ultimately produce leaks.

Hot Water Generator Coils
See water coil maintenance for ground water units. If the potable water is hard or not chemically softened, the high temperatures of the desuperheater will tend to scale even quicker than the water coil and may need more frequent inspections. In areas with extremely hard water, a HWG is not recommended.

Filters
Filters must be clean to obtain maximum performance. Filters should be inspected every month under normal operating conditions and be replaced when necessary. Units should never be operated without a filter.

Washable, high efficiency, electrostatic filters, when dirty, can exhibit a very high pressure drop for the fan motor and reduce air flow, resulting in poor performance. It is especially important to provide consistent washing of these filters (in the opposite direction of the normal air flow) once per month using a high pressure wash similar to those found at self-serve car washes.

Condensate Drain
In areas where airborne bacteria may produce a “slimy” substance in the drain pan, it may be necessary to treat the drain pan chemically with an algaecide approximately every three months to minimize the problem. The condensate pan may also need to be cleaned periodically to insure indoor air quality. The condensate drain can pick up lint and dirt, especially with dirty filters. Inspect the drain twice a year to avoid the possibility of plugging and eventual overflow.

Compressor
Conduct annual amperage checks to insure that amp draw is no more than 10% greater than indicated on the serial plate data.

Fan Motors
Consult air handler I.O.M. for maintenance requirements.

Air Coil
The air coil must be cleaned to obtain maximum performance. Check once a year under normal operating conditions and, if dirty, brush or vacuum clean. Care must be taken not to damage the aluminum fins while cleaning. CAUTION: Fin edges are sharp.

Cabinet - “Indoor” Compressor Section
Do not allow water to stay in contact with the cabinet for long periods of time to prevent corrosion of the cabinet sheet metal. Generally, cabinets are set up from the floor a few inches [7 - 8 cm] to prevent water from entering the cabinet. The cabinet can be cleaned using a mild detergent.

Refrigerant System
To maintain sealed circuit integrity, do not install service gauges unless unit operation appears abnormal. Reference the operating charts for pressures and temperatures. Verify that air and water flow rates are at proper levels before servicing the refrigerant circuit.

Troubleshooting

General
If operational difficulties are encountered, perform the preliminary checks below before referring to the troubleshooting charts.
- Verify that the unit is receiving electrical supply power.
- Make sure the fuses in the fused disconnect switches are intact.

After completing the preliminary checks described above, inspect for other obvious problems such as leaking connections, broken or disconnected wires, etc. If everything appears to be in order, but the unit still fails to operate properly, refer to the "CXM Troubleshooting Process Flowchart" or "Functional Troubleshooting Chart."

CXM Board
CXM board troubleshooting in general is best summarized as simply verifying inputs and outputs. After inputs and outputs have been verified, board operation is confirmed and the problem must be elsewhere. Below are some general guidelines for troubleshooting the CXM control.

Field Inputs
All inputs are 24VAC from the thermostat and can be verified using a volt meter between C and Y, G, O, W. 24VAC will be present at the terminal (for example, between "Y" and "C") if the thermostat is sending an input to the CXM board.

Sensor Inputs
All sensor inputs are 'paired wires' connecting each component to the board. Therefore, continuity on pressure switches, for example can be checked at the board connector.

The thermistor resistance should be measured with the connector removed so that only the impedance of the thermistor is measured. If desired, this reading can be compared to the thermistor resistance chart shown in the CXM AOM manual. An ice bath can be used to check calibration of the thermistor.

Outputs
The compressor relay is 24VAC and can be verified using a voltmeter. The fan signal is passed through the board to the external fan relay (units with PSC motors only). The alarm relay can either be 24VAC as shipped or dry contacts for use with DDC controls by clipping the JW1 jumper. Electric heat outputs are 24VDC "ground sinking" and require a volt meter set for DC to verify operation. The terminal marked "24VDC" is the 24VDC supply to the electric heat board; terminal "EH1" is stage 1 electric heat; terminal "EH2" is stage 2 electric heat. When electric heat is energized (thermostat is sending a "W" input to the CXM controller), there will be 24VDC between terminal "24VDC" and "EH1" (stage 1 electric heat) and/or "EH2" (stage 2 electric heat). A reading of 0VDC between "24VDC" and "EH1" or "EH2" will indicate that the CXM board is NOT sending an output signal to the electric heat board.

Test Mode
Test mode can be entered for 20 minutes by shorting the test pins (see Figure 28). The CXM board will automatically exit test mode after 20 minutes.

CXM Troubleshooting Process Flowchart/Functional Troubleshooting Chart
The "CXM Troubleshooting Process Flowchart" is a quick overview of how to start diagnosing a suspected problem, using the fault recognition features of the CXM board. The "Functional Troubleshooting Chart" on the following page is a more comprehensive method for identifying a number of malfunctions that may occur, and is not limited to just the CXM controls. Within the chart are five columns:
- The "Fault" column describes the symptoms.
- Columns 2 and 3 identify in which mode the fault is likey to occur, heating or cooling.
- The "Possible Cause column" identifies the most likely sources of the problem.
- The "Solution" column describes what should be done to correct the problem.

⚠ WARNING! ⚠

WARNING! HAZARDOUS VOLTAGE! DISCONNECT ALL ELECTRIC POWER INCLUDING REMOTE DISCONNECTS BEFORE SERVICING.
Failure to disconnect power before servicing can cause severe personal injury or death.

CXM Process Flow Chart

⚠ WARNING! ⚠

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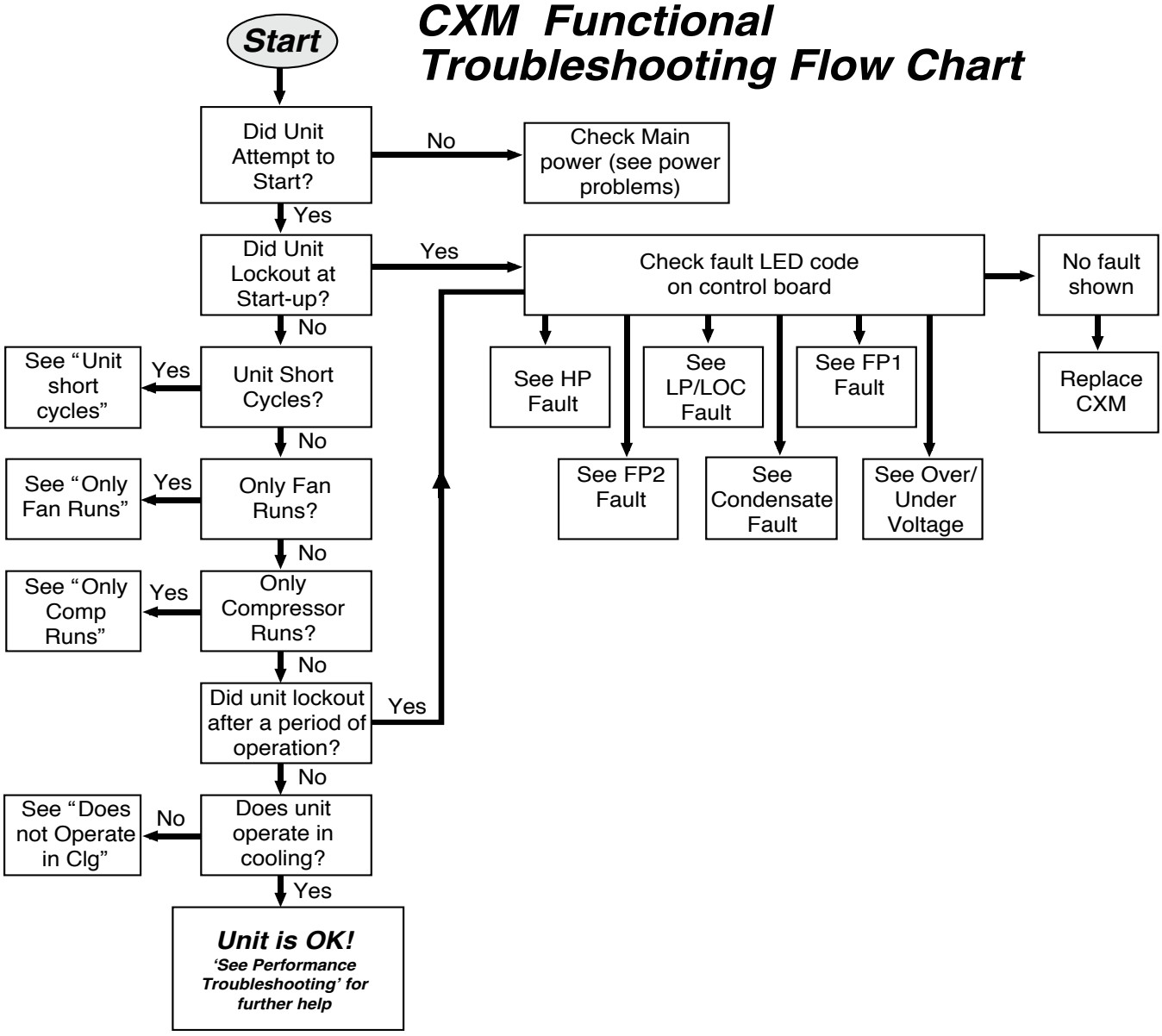


Functional Troubleshooting

Fault	Htg	Clg	Possible Cause	Solution
Main power Problems	X	X	Green Status LED Off	Check Line Voltage circuit breaker and disconnect
				Check for line voltage between L1 and L2 on the contactor
				Check for 24VAC between R and C on CXM/DXM
				Check primary/secondary voltage on transformer
HP Fault-Code 2 High pressure		X	Reduced or no water flow in cooling	Check pump operation or valve operation/setting
				Check water flow adjust to proper flow rate
		X	Water Temperature out of range in cooling	Bring water temp within design parameters
	X		Reduced or no Air flow in heating	Check for dirty air filter and clean or replace
				Check fan motor operation and airflow restrictions
				Dirty Air Coil- construction dust etc.
				Too high of external static. Check static vs blower table
	X		Air Temperature out of range in heating	Bring return air temp within design parameters
	X	X	Overcharged with refrigerant	Check superheat/subcooling vs typical operating condition table
	X	X	Bad HP Switch	Check switch continuity and operation. Replace
LP/LOC Fault-Code 3	X	X	Insufficient charge	Check for refrigerant leaks
Low Pressure/Loss of Charge	X		Compressor pump down at start-up	Check charge and start-up water flow
FP1 Fault - Code 4 Water Coil low temperature limit	X		Reduced or no water flow in heating	Check pump operation or water valve operation/setting
				Plugged strainer or filter. Clean or replace.
				Check water flow adjust to proper flow rate
	X		Inadequate anti-freeze level	Check antifreeze density with hydrometer
	X		Improper temperature limit setting (30°F vs 10°F [-1°C vs -12°C])	Clip JW3 jumper for antifreeze (10°F [-12°C]) use
	X		Water Temperature out of range	Bring water temp within design parameters
	X	X	Bad thermistor	Check temp and impedance correlation per chart
FP2 fault - Code 5 Air Coil low temperature limit		X	Reduced or no Air flow in cooling	Check for dirty air filter and clean or replace
				Check fan motor operation and airflow restrictions
				Too high of external static. Check static vs blower table
		X	Air Temperature out of range	Too much cold vent air? Bring entering air temp within design parameters
		X	Improper temperature limit setting (30°F vs 10°F [-1°C vs -12°C])	Normal airside applications will require 30°F [-1°C] only
	X	X	Bad thermistor	Check temp and impedance correlation per chart
Condensate Fault-Code 6	X	X	Blocked Drain	Check for blockage and clean drain
	X	X	Improper trap	Check trap dimensions and location ahead of vent
		X	Poor Drainage	Check for piping slope away from unit
				Check slope of unit toward outlet
				Poor venting. Check vent location
		X	Moisture on sensor	Check for moisture shorting to air coil
Over/Under Voltage-Code 7 (Auto resetting)	X	X	Under Voltage	Check power supply and 24VAC voltage before and during operation.
				Check power supply wire size
				Check compressor starting. Need hard start kit?
				Check 24VAC and unit transformer tap for correct power supply voltage
	X	X	Over Voltage	Check power supply voltage and 24VAC before and during operation.
				Check 24VAC and unit transformer tap for correct power supply voltage
Unit Performance Sentinel-Code 8	X		Heating mode FP2>125°F [52°C]	Check for poor air flow or overcharged unit.
		X	Cooling Mode FP1>125°F [52°C] OR FP2< 40\F [4\C]	Check for poor water flow, or air flow
No Fault Code Shown	X	X	No compressor operation	See "Only fan operates"
	X	X	Compressor Overload	Check and Replace if necessary
	X	X	Control board	Reset power and check operation
Unit Short Cycles	X	X	Dirty Air Filter	Check and Clean air filter
	X	X	Unit in "Test Mode"	Reset power or wait 20 minutes for auto exit.
	X	X	Unit selection	Unit may be oversized for space. Check sizing for actual load of space.
	X	X	Compressor Overload	Check and Replace if necessary
Only Fan Runs	X	X	Thermostat position	Insure thermostat set for heating or cooling operation
	X	X	Unit locked out	Check for lockout codes. Reset power.
	X	X	Compressor Overload	Check compressor overload. Replace if necessary.
	X	X	Thermostat wiring	Check thermostat wiring at heat pump. Jumper Y and R for compressor operation in test mode.

Functional Troubleshooting

Fault	Htg	Clg	Possible Cause	Solution
Main power Problems	X	X	Green Status LED Off	Check Line Voltage circuit breaker and disconnect
				Check for line voltage between L1 and L2 on the contactor
				Check for 24VAC between R and C on CXM/DXM
				Check primary/secondary voltage on transformer
HP Fault-Code 2 High pressure		X	Reduced or no water flow in cooling	Check pump operation or valve operation/setting
				Check water flow adjust to proper flow rate
		X	Water Temperature out of range in cooling	Bring water temp within design parameters
	X		Reduced or no Air flow in heating	Check for dirty air filter and clean or replace
				Check fan motor operation and airflow restrictions
				Dirty Air Coil- construction dust etc.
				Too high of external static. Check static vs blower table
	X		Air Temperature out of range in heating	Bring return air temp within design parameters
	X	X	Overcharged with refrigerant	Check superheat/subcooling vs typical operating condition table
	X	X	Bad HP Switch	Check switch continuity and operation. Replace
LP/LOC Fault-Code 3	X	X	Insufficient charge	Check for refrigerant leaks
Low Pressure/Loss of Charge	X		Compressor pump down at start-up	Check charge and start-up water flow

Performance Troubleshooting

Performance Troubleshooting	Htg	Clg	Possible Cause	Solution
Insufficient capacity/	X	X	Dirty Filter	Replace or clean
Not cooling or heating	X		Reduced or no Air flow	Check for dirty air filter and clean or replace
properly			in heating	Check fan motor operation and airflow restrictions
				Too high of external static. Check static vs blower table
		X	Reduced or no Air flow in cooling	Check for dirty air filter and clean or replace
				Check fan motor operation and airflow restrictions
				Too high of external static. Check static vs blower table
	X	X	Leaky duct work	Check supply and return air temperatures at the unit and at distant duct registers if significantly different, duct leaks are present
	X	X	Low refrigerant charge	Check superheat and subcooling per chart
	X	X	Restricted metering device	Check superheat and subcooling per chart. Replace.
		X	Defective Reversing Valve	Perform RV touch test
	X	X	Thermostat improperly located	Check location and for air drafts behind stat
	X	X	Unit undersized	Recheck loads & sizing check sensible clg load and heat pump capacity
	X	X	Scaling in water heat exchanger	Perform Scaling check and clean if necessary
	X	X	Inlet Water too Hot or Cold	Check load, loop sizing, loop backfill, ground moisture.
High Head Pressure	X		Reduced or no Air flow in heating	Check for dirty air filter and clean or replace
				Check fan motor operation and airflow restrictions
				Too high of external static. Check static vs blower table
		X	Reduced or no water flow in cooling	Check pump operation or valve operation/setting
				Check water flow adjust to proper flow rate
		X	Inlet Water too Hot	Check load, loop sizing, loop backfill, ground moisture.
	X		Air Temperature out of range in heating	Bring return air temp within design parameters
		X	Scaling in water heat exchanger	Perform Scaling check and clean if necessary
	X	X	Unit Overcharged	Check superheat and subcooling. Reweigh in charge
	X	X	Non-condensables insystem	Vacuum system and reweigh in charge
	X	X	Restricted metering device	Check superheat and subcooling per chart. Replace.
Low Suction Pressure	X		Reduced water flow in heating	Check pump operation or water valve operation/setting
				Plugged strainer or filter. Clean or replace.
				Check water flow adjust to proper flow rate
	X		Water Temperature out of range	Bring water temp within design parameters
		X	Reduced Air flow in cooling	Check for dirty air filter and clean or replace
				Check fan motor operation and airflow restrictions
				Too high of external static. Check static vs blower table
		X	Air Temperature out of range	Too much cold vent air? Bring entering air temp within design parameters
	X	X	Insufficient charge	Check for refrigerant leaks
Low discharge air temperature in heating	X		Too high of air flow	Check fan motor speed selection and airflow chart
	X		Poor Performance	See 'Insufficient Capacity'
High humidity		X	Too high of air flow	Check fan motor speed selection and airflow chart
		X	Unit oversized	Recheck loads & sizing check sensible clg load and heat pump capacity

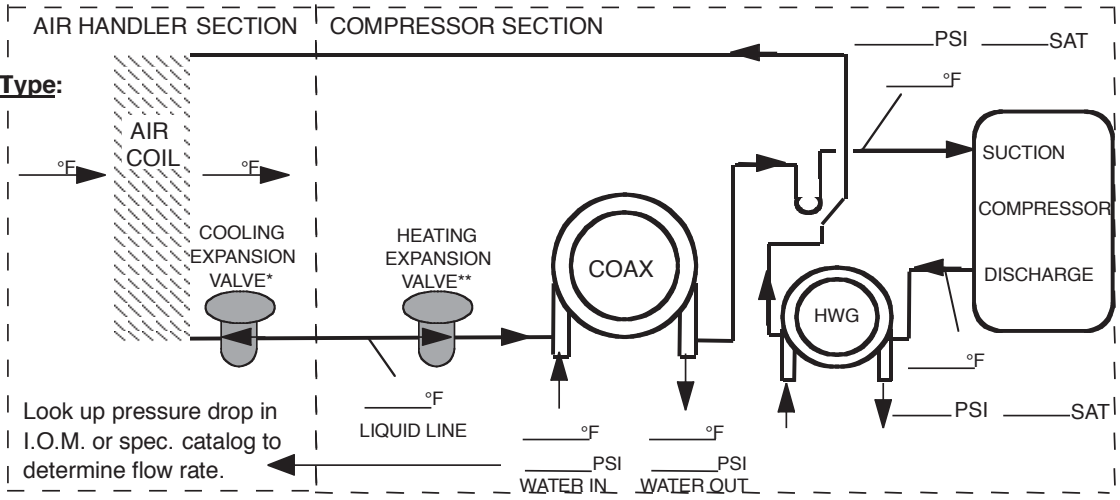
Troubleshooting Form

Customer: _____ Antifreeze: _____

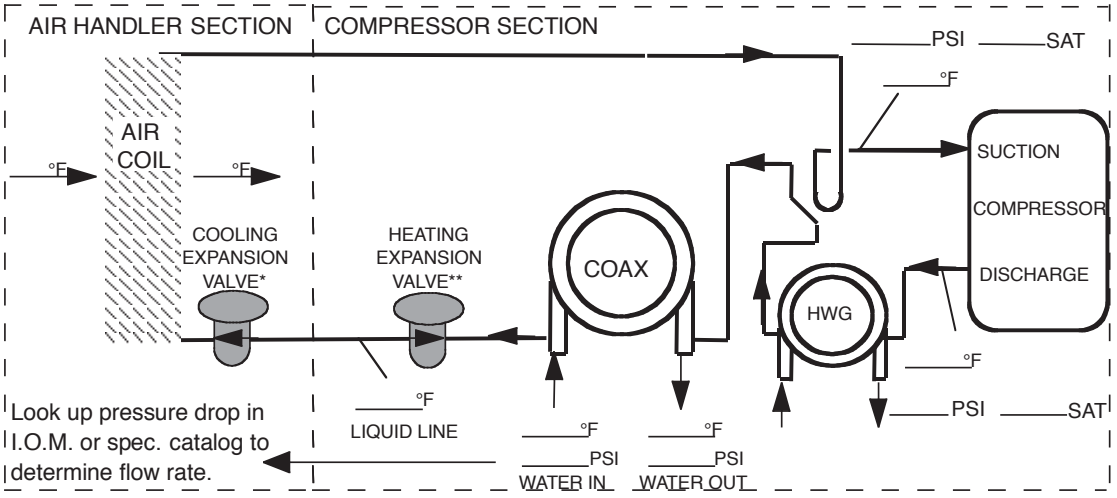
Model#: _____ Serial#: _____ Loop type: _____

Complaint: _____

HEATING CYCLE ANALYSIS -



COOLING CYCLE ANALYSIS -



*Cooling expansion valve meters in the cooling mode, and bypasses in the heating mode.
**Heating expansion valve meters in the heating mode, and bypasses in the cooling mode.

Heat of Extraction (Absorbtion) or Heat of Rejection =

_____ flow rate (gpm) x _____ temp. diff. (deg. F) x _____ fluid factor † = _____ (Btu/hr)

Superheat = suction temperature - suction saturation temp. = _____ (deg F)

Subcooling = discharge saturation temp. - liquid line temp. = _____ (deg F)

†Use 500 for water, 485 for antifreeze.

Note: Never connect refrigerant gauges during startup procedures. Conduct water-side analysis using P/T ports to determine water flow and temperature difference. If water-side analysis shows poor performance, refrigerant troubleshooting may be required. Connect refrigerant gauges as a last resort.