SITE survey. APP

SITE SURVEY REPORT

Compressor Maintenance Visit

Prepared for	Pennine Joinery Ltd
Date	30 Sep 2026
Site	Coldharbour Joinery Works, Burnley
Prepared by	D. Whitworth

FORM

Compressor Maintenance Visit

1. Record details and scope

Project	Coldharbour Joinery Works, Burnley: air compressor service (completed example)
Site or premises address	Unit 3, Coldharbour Works, Accrington Road, Burnley
Client or organisation	Pennine Joinery Ltd
Record date	30 Sep 2026
Person completing the record	D. Whitworth

For competent compressed-air technicians following manufacturer procedures. This is not a written scheme of examination, pressure test or permission to defeat a protective device.

Where the compressor, receiver and pipework form a pressure system, the Pressure Systems Safety Regulations 2000 apply: regulation 8 requires the user or owner to have a written scheme of examination drawn up or certified by a competent person, and regulation 9 requires examinations by a competent person in line with that scheme. HSE Approved Code of Practice L122 (Safety of pressure systems) explains these duties. Regulation 12 requires the system to be properly maintained. A service visit does not fulfil the examination by itself.

2. Equipment and scope

Compressor ID, model and location	AC-01, 11 kW rotary screw compressor, compressor room behind the machine shop
Technician competence or authorisation reference	D. Whitworth, compressed air technician, authorised by Lancs Air Services Ltd, card LAS-T-019
Manufacturer or approved procedure reference	Manufacturer service manual section 6, 4,000 hour service sheet SS-4000 rev 3
Work or inspection scope and exclusions	4,000 hour service: oil, oil filter, air filter and separator element. Leak check on the compressor room pipework. Excludes the receiver examination and the distribution pipework in the shop.

3. System and isolation

Receiver and connected system references	Receiver R-01, 500 litre vertical, and dryer D-01 in the compressor room
Written scheme and examination references where applicable	Written scheme WSE-PJ-02. Last examination 2026-04-14 by the insurer's engineer, report EX-2604-117.

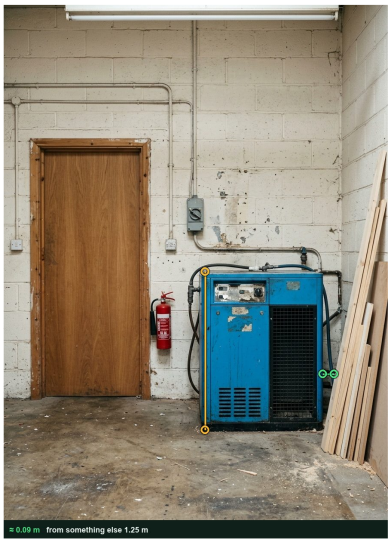
Next examination due under the written scheme	13 Apr 2027
Examination date against this visit	In date
Days until the examination is due	195
Isolation and stored-pressure release verification reference	Isolated at local isolator, locked off with LOTO tag 22. Receiver outlet valve closed and system vented, gauge read 0 bar before work.
Duty pattern and reported alarms	8,041 running hours, about 2,000 hours a year on single shift. The client moved this visit a week for their shutdown. High-temperature warning reported twice in August.
Service interval in the maker's manual (running hours)	4000
Running hours at the last service	4012
Running hours now	8041
Running hours since the last service	4029
Share of the service interval used (%)	101

> This service is later than the maker's interval. Record why (missed visit, higher duty) and whether the interval or the visit schedule needs changing.

4. Service checks

Visible pipework, supports and leaks checked	Action needed
Action, limitation or reason not applicable	Audible air leak at the push-fit joint on the dryer bypass. Joint tagged. Rest of the compressor room pipework sound and supported.
Lubrication and filters checked to instructions	Acceptable
Cooling and ventilation paths checked	Action needed
Action, limitation or reason not applicable	Cooler fins heavily coated with wood dust, likely cause of the August warnings. Blown out on this visit. Timber offcuts stacked against the wall beside the side cooling grille (measured from the photo below), moved clear with the supervisor.
Smallest clearance at the cooling air inlet or outlet (m)	0.09

Smallest clearance at the cooling air inlet or outlet (m): measuring photo



Minimum clearance in the maker's installation manual (m)	0.50
Clearance against the manual	Less than the manual

> Less clearance than the maker asks for. Warm air can recirculate and the compressor can run hot. Record what is in the way and who was told.

Condensate treatment and drains checked to procedure	Acceptable
Protective-device checks referenced without unauthorised adjustment	Acceptable
Checks acceptable	3
Needing action	2
Not checked	0

Measurement 1: Discharge pressure at controller, on load

Measurement point and parameter	Discharge pressure at controller, on load
Actual result and unit	7.4 bar
Acceptance criterion and source	Set point 7.5 bar, unload 8.0 bar per commissioning sheet
Instrument and calibration reference	Controller display, checked against test gauge TG-11 (cal. 2026-06)
Comparison	Within criterion

Measurement 2: Element discharge temperature after 20 minutes on load

Measurement point and parameter	Element discharge temperature after 20 minutes on load

Actual result and unit	84 °C
Acceptance criterion and source	Normal range in manufacturer service manual table 6.2
Instrument and calibration reference	Controller display
Comparison	Within criterion

Measurement 3: Condensate drain timer cycle

Measurement point and parameter	Condensate drain timer cycle
Actual result and unit	Opens every 4 minutes for 3 seconds
Acceptance criterion and source	Setting on service sheet SS-4000
Comparison	Within criterion

Measurement 4: Oil-water separator outlet clarity

Measurement point and parameter	Oil-water separator outlet clarity
Actual result and unit	Not tested
Acceptance criterion and source	Separator maker's test kit colour chart
Instrument and calibration reference	Test kit not on site
Comparison	Unable to assess
Exception and response	Test kit reagent out of date. Separator filter changed on schedule anyway, test to be done on the next visit.
Work done, parts and waste handling	Oil changed (12 litres), oil filter, air filter and separator element replaced. Waste oil and filters taken away by Lancs Air Services, waste note LAS-WN-0930-2.

Defects found 1: Dryer bypass, push-fit joint

Where on the compressor or system	Dryer bypass, push-fit joint
Defect	Audible air leak at the push-fit joint on the dryer bypass. Joint tagged.
Priority	Soon: before the next visit
Put right on this visit?	No
What happens next, and who	Replace with a threaded fitting, job LAS-26-4471, D. Whitworth by 14 October.

Defects found 2: Oil cooler and after-cooler

Where on the compressor or system	Oil cooler and after-cooler
Defect	Cooler fins heavily coated with wood dust from the machine shop.
Priority	Soon: before the next visit
Put right on this visit?	Yes

Photos of the defect



Defects found 3: Side cooling air grille

Where on the compressor or system	Side cooling air grille
Defect	Timber offcuts stored against the wall, leaving less clearance than the installation manual asks for.
Priority	Routine: at the next planned visit
Put right on this visit?	Yes

Photos of the defect



Defects found	3
Urgent	0
Soon	2
Routine	1
Still open	1

5. Handover

Use decision	Available within recorded limits
Repair or follow-up job reference	Job LAS-26-4471 (dryer bypass joint)

Photos of the equipment as left





6. Actions and review

Are further actions required?	Yes

Further action 1: Replace the leaking push-fit joint on the dryer bypass with a threaded fitting. Job LAS-26-4471.

Action and evidence reference	Replace the leaking push-fit joint on the dryer bypass with a threaded fitting. Job LAS-26-4471.
Person responsible	D. Whitworth, Lancs Air Services Ltd
Target date	14 Oct 2026
Action status	Open

Further action 2: Keep the compressor room inlet grille clear and add it to the weekly housekeeping check.

Action and evidence reference	Keep the compressor room inlet grille clear and add it to the weekly housekeeping check.
Person responsible	K. Holt, workshop supervisor
Target date	7 Oct 2026
Action status	In progress
Outstanding limitations and information to pass on	This visit is a service, not the written scheme examination. Air leak at the dryer bypass remains until job LAS-26-4471. Oil-water separator outlet not tested.
Record status	Ready for review
Reviewed by	K. Holt, workshop supervisor
Review date	1 Oct 2026
Author signature	

Signing records the information entered. It does not itself certify legal compliance, remove a limitation or authorise unsafe work.