

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
OUTDOOR CONDENSING UNIT

SITE AND BLDG #: NY023-200

MECHANIC
SIGNATURE:

Dean

DATE: 9/30/22

LOCATION/RM #: *Behind Building 200*

START TIME: 10am

FINISH TIME: 130pm

| Site Location | WO # | Asset # | PM # | Manufacturer | Model Number | Serial # | Asset Description | Asset Location |
|---------------|-------|------------|--------------|--------------|-----------------|------------|------------------------|----------------|
| NY023-200 | 19175 | 190917-174 | PMS190917174 | Trane | 4twr706081000ca | 160625fa2f | 1-pc Condensation Unit | |
| NY023-200 | 19175 | 190917-175 | PMS190917174 | Trane | 4twr7036b1000ba | 15362mmx2f | 1-pc Condensation Unit | |
| NY023-200 | 19175 | 190917-176 | PMS190917174 | Trane | 4twr7036b1000ba | 15353n3w2f | 1-pc Condensation Unit | |
| NY023-200 | 19175 | 190917-177 | PMS190917174 | Trane | 4twr7036b1000ba | 15362ms82f | 1-pc Condensation Unit | |
| NY023-200 | 19175 | 190917-178 | PMS190917174 | Trane | 4twr7036b1000ba | 15363ts51f | 1-pc Condensation Unit | |
| | | | | | | | | |

| CHECK POINT | CHECKPOINT DESCRIPTION | TASK COMPLETE | | NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION) | |
|-----------------------------|--|---------------|----|---|--|
| | | YES | NO | SPECIAL INSTRUCTIONS | |
| SPECIAL INSTRUCTIONS | | | | | |
| 1 | In addition to the procedure(s) outlined in this standard, the equipment manufacturer's recommended maintenance procedure(s) and/or instruction(s) shall be strictly adhered to. | ✓ | / | | |
| 2 | Schedule outage of unit with personnel in area the unit serves. | ✓ | / | | |

| | | | | |
|---|---|-------------------------------------|---|------------------------------------|
| 3 | Follow lock out/tag out procedures always. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work. | <input checked="" type="checkbox"/> | | |
| 4 | If disposal of the equipment is required, follow regulations concerning removal of refrigerants and disposal of the unit. | <input checked="" type="checkbox"/> | | |
| TO BE PERFORMED AT EACH INSPECTION SERVICE | | | | |
| 1 | Remove debris from air screen and clean underneath unit. | <input checked="" type="checkbox"/> | | |
| 2 | Wash coil with coil cleaning solution - Rinse Thoroughly | <input checked="" type="checkbox"/> | | |
| 3 | Straighten fin tubes with fin comb, as needed. | <input checked="" type="checkbox"/> | | |
| 4 | Check electrical connections for tightness. | <input checked="" type="checkbox"/> | | |
| 5 | Check mounting base for tightness. | <input checked="" type="checkbox"/> | | |
| 6 | Inspect fans for bent blades, unbalance, excessive noise, and vibrations. | <input checked="" type="checkbox"/> | | |
| 7 | Inspect all piping for leaks and tighten loose connections. | <input checked="" type="checkbox"/> | | |
| 8 | Check wires at condenser electrical fused safety switches for tightness and burned insulation. Repair as necessary. | <input checked="" type="checkbox"/> | | |
| 9 | Check supply air temperature to ensure unit is operating properly. If possible record room temperature. | <input checked="" type="checkbox"/> | A | <i>Building Under Construction</i> |
| 10 | Inspect unit for overall condition and recommend for replacement or other needed repairs. | <input checked="" type="checkbox"/> | | |
| 11 | Clean up work area. | <input checked="" type="checkbox"/> | | |

Note: The technician shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) per PM occurrence. For any deficiencies found exceeding \$250 open a corrective maintenance (CM) ticket and include the Asset #, WO #, photos, and a detailed description of the deficiency. To be performed by: HVAC Technician **Additional Notes:**