

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
OUTDOOR CONDENSING UNIT

SITE AND BLDG #: NY023-200

MECHANIC
SIGNATURE:

Yeen Powe

DATE: 3/26/23

LOCATION/RM #: Building 200

START TIME: 8am

FINISH TIME: 8pm

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
NY023-200	21431	190917-174	PMS1 90917 174	Trane	4twr706081000c a	160625fa2f	1-pc Condensation Unit	
NY023-200	21431	190917-175	PMS1 90917 174	Trane	4twr7036b1000b a	15362mmx2f	1-pc Condensation Unit	
NY023-200	21431	190917-176	PMS1 90917 174	Trane	4twr7036b1000b a	15353n3w2f	1-pc Condensation Unit	
NY023-200	21431	190917-177	PMS1 90917 174	Trane	4twr7036b1000b a	15362ms82f	1-pc Condensation Unit	
NY023-200	21431	190917-178	PMS1 90917 174	Trane	4twr7036b1000b a	15363ts51f	1-pc Condensation Unit	
NY023-200	21431	190917-179	PMS1 90917 174	MCQuary			6-pc ptac 2nd floor	
NY023-200	21431	190917-180	PMS1 90917 174	MCQuary			7-pc ptac 1st floor	

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
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.			
4	If disposal of the equipment is required, follow regulations concerning removal of refrigerants and disposal of the unit.			
TO BE PERFORMED AT EACH INSPECTION SERVICE				
1	Remove debris from air screen and clean underneath unit.			
2	Wash coil with coil cleaning solution - Rinse Thoroughly			
3	Straighten fin tubes with fin comb, as needed.			
4	Check electrical connections for tightness.			
5	Check mounting base for tightness.			
6	Inspect fans for bent blades, unbalance, excessive noise, and vibrations.			
7	Inspect all pipen for leaks and tighten loose connections.			
8	Check wires at condenser electrical fused safety switches for tightness and burned insulation. Repair as necessary.			
9	Check supply air temperature to ensure unit is operating properly. If possible record room temperature.			
10	Inspect unit for overall condition and recommend for replacement or other needed repairs.			
11	Clean up work area.			

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:**

Building Under Construction