

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
OUTDOOR CONDENSING UNIT

SITE AND BLDG #: NY058-104

MECHANIC

SIGNATURE:

DATE:

LOCATION/RM #:

START TIME:

FINISH TIME:

| Site Location | WO # | Asset # | PM # | Manufacturer | Model Number | Serial # | Asset Description | Asset Location |
|---------------|------|---------|------|--------------|--------------|-------------|---------------------------|----------------|
| NY058-104 | 2852 | 10237 | | Liebert | PFH014A-PL7 | 1031N201486 | J-04 1-pc Condensing Unit | |
| NY058-104 | 2854 | 10238 | | Liebert | | 1031n201486 | J-04 1-pc Condensing Unit | |
| NY058-104 | 2856 | 10239 | | Liebert | PFH027-PL7 | 1031N201589 | J-04 1-pc Condensing Unit | |
| NY058-104 | 2858 | 10240 | | Liebert | PFH027A-PL7 | 1031N21519 | J-04 1-pc Condensing Unit | |
| NY058-104 | 2860 | 10241 | | Liebert | PFH037A-AL7 | 1031N201535 | J-04 1-pc Condensing Unit | |

| 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 piping 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:**