

**PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST**  
**OUTDOOR CONDENSING UNIT**

**SITE AND BLDG #:** NY058-104

**LOCATION/RM #:** Outside Entire Building

**MECHANIC**  
**SIGNATURE:** Sean Lowe

**DATE:** 9/25/20

**START TIME:** 8 am

**FINISH TIME:** 4 pm

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
NY058-104	10071	10237	PM-SA-10237	Liebert	PFH014A-PL7	1031N201486	J-04 1-pc Condensing Unit	
NY058-104	10072	10238	PM-SA-10238	Liebert		1031n201486	J-04 1-pc Condensing Unit	
NY058-104	10073	10239	PM-SA-10239	Liebert	PFH027-PL7	1031N201589	J-04 1-pc Condensing Unit	
NY058-104	10074	10240	PM-SA-10240	Liebert	PFH027A-PL7	1031N21519	J-04 1-pc Condensing Unit	
NY058-104	10075	10241	PM-SA-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	
<b>SPECIAL INSTRUCTIONS</b>				
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.	<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 type="checkbox"/>	<input type="checkbox"/>		N/A
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:**