

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
OUTDOOR CONDENSING UNIT

SITE AND BLDG #: NY058-104

MECHANIC
SIGNATURE:

Deer Rose

DATE: 3/29/21

LOCATION/RM #: Outside Around B.104

START TIME: 1pm

FINISH TIME: 4pm

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
NY058-104	12091	10237	PM-SA-10237	Liebert	PFH014A-PL7	1031N20 1486	J-04 1-pc Condensing Unit	
NY058-104	12092	10238	PM-SA-10238	Liebert		1031n20 1486	J-04 1-pc Condensing Unit	
NY058-104	12093	10239	PM-SA-10239	Liebert	PFH027-PL7	1031N20 1589	J-04 1-pc Condensing Unit	
NY058-104	12094	10240	PM-SA-10240	Liebert	PFH027A-PL7	1031N21 519	J-04 1-pc Condensing Unit	
NY058-104	12095	10241	PM-SA-10241	Liebert	PFH037A-AL7	1031N20 1535	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.	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	
TO BE PERFORMED AT EACH INSPECTION SERVICE				
1	Remove debris from air screen and clean underneath unit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2	Wash coil with coil cleaning solution - Rinse Thoroughly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3	Straighten fin tubes with fin comb, as needed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4	Check electrical connections for tightness.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5	Check mounting base for tightness.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6	Inspect fans for bent blades, unbalance, excessive noise, and vibrations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7	Inspect all piping for leaks and tighten loose connections.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8	Check wires at condenser electrical fused safety switches for tightness and burned insulation. Repair as necessary.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9	Check supply air temperature to ensure unit is operating properly. If possible record room temperature.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	72° and 71° only 3 units running.
10	Inspect unit for overall condition and recommend for replacement or other needed repairs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11	Clean up work area.	<input checked="" type="checkbox"/>	<input 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:**

* Still can't test units properly because thermostats are password locked still



*CM - Asset # 10239 outdoor fan motor is seized and needs to be replaced.

- Units must be checked again for low charge
when outside temp. increases, (Thermostat Locked)