

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
OUTDOOR CONDENSING UNIT

SITE AND BLDG #: NY058-104

**MECHANIC
SIGNATURE:** Deen Lowe

DATE: 3/4/22

LOCATION/RM #: Outside Building

START TIME: 8 AM

FINISH TIME: 130 pm

| Site Location | WO # | Asset # | PM # | Manufacturer | Model Number | Serial # | Asset Description | Asset Location |
|---------------|-------|---------|-------------|--------------|--------------|-------------|---------------------------|----------------|
| NY058-104 | 16466 | 10237 | PM-SA-10237 | Liebert | PFH014A-PL7 | 1031N201486 | J-04 1-pc Condensing Unit | |
| NY058-104 | 16467 | 10238 | PM-SA-10238 | Liebert | | 1031n201486 | J-04 1-pc Condensing Unit | |
| NY058-104 | 16468 | 10239 | PM-SA-10239 | Liebert | PFH027-PL7 | 1031N201589 | J-04 1-pc Condensing Unit | |
| NY058-104 | 16469 | 10240 | PM-SA-10240 | Liebert | PFH027A-PL7 | 1031N21519 | J-04 1-pc Condensing Unit | |
| NY058-104 | 16470 | 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 | 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. | ✓ | | | |

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|---|---|-------------------------------------|--|--|
| 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"/> | | |
| 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:**

*Asset # 10240 has leak, recommend repair leak or change the piping layout.

*Asset # 10241 won't start may need to check back when the weather is warmer.