

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST OUTDOOR CONDENSING UNIT

SITE AND BLDG #: NY052 BLDG1

**MECHANIC
SIGNATURE:**
DATE: 5/19/23

LOCATION/RM #: BLDG1 **WO#** 12690 **ASSET #** 3241, 3242, 3248 **START TIME:** 12:15pm **FINISH TIME:** 12:45pm

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE	
		YES	NO
SPECIAL INSTRUCTIONS			
1	Schedule outage of unit with personnel in area the unit serves.	✓	
2	Follow lock out/tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.	✓	
3	If disposal of the equipment is required, follow regulations concerning removal of refrigerants and disposal of the unit.	✓	
TO BE PERFORMED AT EACH INSPECTION			
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 and Humidity	✓	
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: These units have been removed and replaced with new units