

PM-QT-9017

## Three Section REACH-IN REFRIGERATOR

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST  
REACH-IN REFRIGERATORS/ FREEZERSSITE AND BLDG #: NY001 MAIN BUILDING  
LOCATION/RM #: Kitchen WO# 2323 ASSET # 9017MECHANIC  
SIGNATURE:

Dave Rypel

DATE:

2/4/2019

START TIME:

FINISH TIME:

CHECK POINT	REASON FOR DEFERRED	NOTES
1	Review manufacturer's instructions.	X not available
2	De-energize, lock out, and tag electrical circuits.	X
3	If appliance is disposed, follow regulations concerning removal of refrigerants and disposal of the appliance.	X N/A
4	If materials containing refrigerants are discarded, comply with EPA regulations as applicable.	X N/A
5	Closely follow all safety procedures described in the Safety Data Sheet (SDS) for the refrigerant and to all labels on refrigerant containers.	X N/A
1	Check with operating or area personnel for any deficiencies; verify cleaning program.	X Vacant 4-sale building
2	Verify indicator light on; check compartment temperature.	X 51° - no less
3	Examine evaporator for proper clearances/slope and air flow.	X
4	Examine handles, hinges and tightness of door closure.	X
5	Examine safety door release and fan shut down safety switch.	X
6	Inspect lighting for burnt out lamps.	X
7	Check starter panels and controls for proper operation, burned or loose contacts, and loose connections.	X
8	Clean evaporator coil, evaporator drain pan, blowers, fans, motors, and drain piping as required; lubricate motor(s).	X
9	Clean condenser coil and condensing unit section.	X
10	Clean and inspect defrost evaporation trays/pans.	X
11	Inspect defrost systems for proper operation, including timer; adjust as required. Have automatic defrosters adjusted as required so freezer will defrost during "Off Peak" hours	X
12	Check operation of thermostats; calibrated as required.	X
13	Check coil superheat and adjust to manufacturers recommendations.	X X N/A
14	Inspect and service all electric motors.	X

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PM-2002

2/4/2019

Three Section Refrigerator

Task	Status		Comments
	Planned	Actual	
15	Inspect door gaskets for damage and proper fit; adjust gaskets as required and lubricate hinges with food grade oil.	X	
16	Check door gasket heater.	X	
17	Check box floor for water or ice accumulation.	X	
18	Check box for excessive ice build- up and open seams.		

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: General Maintenance Worker

Additional Notes:

All shelves/racks are corroded / beyond restoration  
Holes in metal refrigerator back  
Unit sounds tired and struggles to cool/work properly.