

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED, NO FROWNE EXPLANATION)
		YES	NO	
15	Inspect door gaskets for damage and proper fit; adjust gaskets as required and lubricate hinges with food grade oil.	✓		
16	Check door gasket heater.		✗	
17	Check box floor for water or ice accumulation.			
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:**

CMI Management Inc.

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PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST  
REACH-IN REFRIGERATORS/ FREEZERS

MECHANIC  
SIGNATURE: *John Muller*

DATE: 11/28/2012

SITE AND BLDG #: NY024-00356 MECHANIC  
LOCATION/RM #: 114 E WO# 1254 SIGNATURE: *John Muller* DATE: 11/28/2012  
ASSET # 9728 START TIME: 10:30 AM FINISH TIME: 11:00 AM

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETED		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED, NO PROVIDE EXPLANATION)
		YES	NO	
1	Review manufacturer's instructions.			
2	De-energize, lock out, and tag electrical circuits.			
3	If appliance is disposed, follow regulations concerning removal of refrigerants and disposal of the appliance.			
4	If materials containing refrigerants are discarded, comply with EPA regulations as applicable.	<i>✓/A</i>		
5	Closely follow all safety procedures described in the Safety Data Sheet (SDS) for the refrigerant and to all labels on refrigerant containers.	<i>✓/A</i>		
TO BE PERFORMED AT EACH INSPECTION SERVICE				
1	Check with operating or area personnel for any deficiencies; verify cleaning program.	<i>✓/A</i>		
2	Verify indicator light on; check compartment temperature.	<i>✓/A</i>		
3	Examine evaporator for proper clearances/slope and air flow.	<i>✓/A</i>		
4	Examine handles, hinges and tightness of door closure.	<i>✓/A</i>		
5	Examine safety door release and fan shut down safety switch.	<i>✓/A</i>		
6	Inspect lighting for burnt out lamps.	<i>✓/A</i>		
7	Check starter panels and controls for proper operation, burned or loose contacts, and loose connections.	<i>✓/A</i>		
8	Clean evaporator coil, evaporator drain pan, blowers, fans, motors, and drain piping as required; lubricate motor(s).	<i>✓/A</i>		<i>yes clean</i>
9	Clean condenser coil and condensing unit section.	<i>✓/A</i>		<i>yes clean</i>
10	Clean and inspect defrost evaporation trays/pans.	<i>✓/A</i>		
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	<i>✓/A</i>		
12	Check operation of thermostats; calibrated as required.	<i>✓/A</i>		
13	Check coil superheat and adjust to manufacturers recommendations.	<i>✓/A</i>		
14	Inspect and service all electric motors.	<i>✓/A</i>		