

PM COMPONENT/CHECKS D. AIR-COOLED CONDENSING UNIT		Serial #		
		FREQUENCY	Date Last Performed	Discrepancy (Y/N)
Air-cooled condensing unit serving Product Refrigeration System. Also applies to HVAC condensing units if it serves a Large Air Handler that has a Main Blower Fan of More than 5 Horsepower and to remote condenser unit serving chillers.				
1	Check with operating or area personnel for deficiencies.	Quarterly		
2	Check unit for proper operation, excessive noise or vibration.	Quarterly		
3	Inspect Condenser and piping and valves for leaks, repair leaks. Add refrigerant as necessary.	Quarterly		
4	Check modulation of fans and low ambient controls. Ensure that all fans will run.	Quarterly		
5	Check Variable Frequency Drive (VFD) for proper operations, adjust for proper computer control	Quarterly		
6	Check for refrigerant flood back. Adjust or correct problem as necessary	Quarterly		
7	Check for Moisture in System. Replace liquid line filter driers as necessary.	Quarterly		
8	Clean area around equipment.	Quarterly		
9	Check electrical wiring and connections; tighten loose connections.	Quarterly		
10	Lubricate shaft bearings and motor bearings if applicable, as needed Quarterly	Quarterly		
11	Check belt(s) for condition, proper tension, and misalignment; adjust for proper tensions and/or alignment. Replace as necessary,	Semi-Annual		
12	Check coil for corrosion and obstructions and cleanliness. Clean and wash condenser coils and blades using a brush pressurized water and a commercially available foam coil cleaner. Do not use an acid based foam cleaner.	Semi-Annual		
13	Fill out maintenance checklist, post on government service order management system and report deficiencies to Commissary Representative	Quarterly		
14	Test Compressor Capacity. Measure and Record, Compressor Model Number, Amp Draw and Voltage, suction and discharge pressure, and Suction line temperature and discharge line temperature. Compare against base line. Conduct this Capacity Test in March or April each year	Annual		
Discrepancy Comments				