



Commercial Chiller Maintenance Checklist

25 May 2023 / Pauline Declarr / SVC Tower

Complete

Flagged items	5	Actions	2
Building Name	SVC Tower		
Address	4930 Stratford Drive, Wilmington DE 19801		
Chiller Name	Centriz CHP-112		
Location in Building	Basement Level 1		
Inspected by	Pauline Declarr		
Conducted on	25.05.2023 15:10 PST		

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Flagged items & Actions

5 flagged, 2 actions

Flagged items

5 flagged, 2 actions

Daily Commercial Chiller Maintenance Check / Safety & Housekeeping

Are electrical panels closed?

No



Photo 1

Daily Commercial Chiller Maintenance Check / Safety & Housekeeping

Are fire extinguishers present?

No

To Do | Assignee Howie Mann | Priority High | Due 05.06.2023 17:09 PST | Created by Safety Culture Staff

Put fire extinguisher in place

Daily Commercial Chiller Maintenance Check / General Conditions

Is the chiller rust-free?

No



Photo 2

To Do | Assignee Juhlian Pimping | Priority Medium | Due 01.06.2023 17:11 PST | Created by SafetyCulture Staff

Replace condenser tubes

Daily Commercial Chiller Maintenance Check / General Conditions

Is the chiller running smoothly and not short cycling?

No

Daily Commercial Chiller Maintenance Check / Working Conditions

Is the chiller maintaining the setpoint?

No

Other actions

0 actions

Daily Commercial Chiller Maintenance Check

5 flagged, 2 actions

Select Chiller Maintenance Checklist items

Chiller Area (Safety & Housekeeping)

Chiller Surface (General Conditions)

Chiller Function (Working Conditions)

Safety & Housekeeping

2 flagged, 1 action

Is the mechanical room clean?

Yes

Are electrical panels closed?

No



Photo 1

Is the piping free from leaks?

Yes

Are all pieces of equipment properly assembled and put together?

Yes

Is the room well lit?

Yes

Are fire extinguishers present?

No

To Do | Assignee Howie Mann | Priority High | Due 05.06.2023 17:09 PST | Created by Safety Culture Staff

Put fire extinguisher in place

General Conditions

2 flagged, 1 action

Is the chiller free of water leaks and condensation?

Yes

Is the chiller insulation without damages?

Yes

Is the chiller rust-free?

No



Photo 2

To Do | Assignee Juhlian Pimping | Priority Medium | Due 01.06.2023 17:11 PST | Created by SafetyCulture Staff

Replace condenser tubes

Is the chiller running smoothly and not short cycling?

No

Are the pumps relatively quiet?

Yes

Are the pumps free of leaks?

Yes

Is the piping insulation in good shape?

Yes

Working Conditions

1 flagged

Are the pressure & temperature gauges in good condition?

Yes

Is the chiller maintaining the setpoint?

No

Chiller Setpoint

10°F
Should be between 8°F to 55°F

Chiller Return Water Temperature

83°F
Should be between 8°F to 55°F

Chiller Supply Water Temperature

74°F
Should be between 8°F to 80°F

Condenser Water Supply Temperature

94°F
Should be between 8°F to 110°F

Condenser Water Return Temperature

76°F
Should be between 10°F to 110°F

Oil Pressure

118
From 0 to 180

Oil Temperature

67
From 0 to 180

Take a photo of Pressure Relief PSI



Photo 3

Sign Off

Additional Observations

We need remote monitoring of temperature using sensors.

Maintenance Technician Name & Signature



Pauline Declarr
25.05.2023 17:13 PST

Media summary



Photo 1



Photo 2



Photo 3