ABC CONDOMINIUM

PREVENTIVE MAINTENANCE PROGRAM

JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Emergency Generator Preventive Maintenance	Elevators Safety Inspect. Annual	Fire Extinguish. Annual Certif.. Backflows Annual Certif..	Review of Hurricane Procedures	Fire Sprinklers Annual Test & Certification Fire Pumps Test & Certifs.	Emergency Generator Preventive Maintenance	Swimming Pools and Spa Annual Permit	Miami-Dade Fire Inspection Annual	Tractel Equipt Annual Inspect.	Press. Wash Main Entrance Lube Fire Pumps	Health Dept. Pools & Spa Permits Lube Condensing Motors & C/T	Emergency Generator Preventive Maintenance Press. Wash P-4 Roof Inspection
Lube Condensing Motors & C/T	Press. Wash Pool Deck Press Wash P-1	Cooling Towers Preventive Maintenance Annual	Pumps Roof Inspection	Test & Certifs. Health Dept. Pools & Spa	Lube Condensing Motors & C/T	Roof Inspection	Press. Wash Pool Deck		Steam Generator Annual		
Clean Electrical Contactors for Cond. Pumps	Inspect Storm Drains	Shut down Vacuum Pool Heaters Burners	Press. Wash Main Entrance	Inspection Clean Electrical Contactors for Cond. Pumps	Press Wash P-2	Vacuum Pool Heaters Burners	Inspect Storm Drains	Press Wash P-3 Clean Electrical Contactors for Cond. Pumps	Preventive Maintenance	Health Dept. Pools & Spa Inspection	Vacuum Pool Heaters Burners
Inspect Variable Frequency Drives				Inspect Variable Frequency Drives				Inspect Variable Frequency Drives			
DAILY	**DAILY**	**DAILY**	**DAILY**	**DAILY**	**DAILY**	**DAILY**	**DAILY**	**DAILY**	**DAILY**	**DAILY**	**DAILY**
Clean Front of Building	Clean Front of Building	Clean Front of Building	Clean Front of Building	Clean Front of Building	Clean Front of Building	Clean Front of Building	Clean Front of Building	Clean Front of Building	Clean Front of Building	Clean Front of Building	Clean Front of Building
Inspect Pools & Spa Decks	Inspect Pools & Spa Decks	Inspect Pools & Spa Decks	Inspect Pools & Spa Decks	Inspect Pools & Spa Decks	Inspect Pools & Spa Decks	Inspect Pools & Spa Decks	Inspect Pools & Spa Decks	Inspect Pools & Spa Decks	Inspect Pools & Spa Decks	Inspect Pools & Spa Decks	Inspect Pools & Spa Decks
WEEKLY	**WEEKLY**	**WEEKLY**	**WEEKLY**	**WEEKLY**	**WEEKLY**	**WEEKLY**	**WEEKLY**	**WEEKLY**	**WEEKLY**	**WEEKLY**	**WEEKLY**
Clean Fountains Baskets	Clean Fountains Baskets	Clean Fountains Baskets	Clean Fountains Baskets	Clean Fountains Baskets	Clean Fountains Baskets	Clean Fountains Baskets	Clean Fountains Baskets	Clean Fountains Baskets	Clean Fountains Baskets	Clean Fountains Baskets	Clean Fountains Baskets
Check Roof Exhaust Fans	Check Roof Exhaust Fans	Check Roof Exhaust Fans	Check Roof Exhaust Fans	Check Roof Exhaust Fans	Check Roof Exhaust Fans	Check Roof Exhaust Fans	Check Roof Exhaust Fans	Check Roof Exhaust Fans	Check Roof Exhaust Fans	Check Roof Exhaust Fans	Check Roof Exhaust Fans
Clean Pool and Spa Baskets	Clean Pool and Spa Baskets	Clean Pool and Spa Baskets	Clean Pool and Spa Baskets	Clean Pool and Spa Baskets	Clean Pool and Spa Baskets	Clean Pool and Spa Baskets	Clean Pool and Spa Baskets	Clean Pool and Spa Baskets	Clean Pool and Spa Baskets	Clean Pool and Spa Baskets	Clean Pool and Spa Baskets
Generator Test	Generator Test	Generator Test	Generator Test	Generator Test	Generator Test	Generator Test	Generator Test	Generator Test	Generator Test	Generator Test	Generator Test
Switchgear Rm. Inspection	Switchgear Rm. Inspection	Switchgear Rm. Inspection	Switchgear Rm. Inspection	Switchgear Rm. Inspection	Switchgear Rm. Inspection	Switchgear Rm. Inspection	Switchgear Rm. Inspection	Switchgear Rm. Inspection	Switchgear Rm. Inspection	Switchgear Rm. Inspection	Switchgear Rm. Inspection
MONTHLY	**MONTHLY**	**MONTHLY**	**MONTHLY**	**MONTHLY**	**MONTHLY**	**MONTHLY**	**MONTHLY**	**MONTHLY**	**MONTHLY**	**MONTHLY**	**MONTHLY**
In House Elevt. Inspection	In House Elevt. Inspection	In House Elevt. Inspection	In House Elevt. Inspection	In House Elevt. Inspection	In House Elevt. Inspection	In House Elevt. Inspection	In House Elevt. Inspection	In House Elevt. Inspection	In House Elevt. Inspection	In House Elevt. Inspection	In House Elevt. Inspection
Pest Control	Pest Control	Pest Control	Pest Control	Pest Control	Pest Control	Pest Control	Pest Control	Pest Control	Pest Control	Pest Control	Pest Control

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Clean Pool	Clean Pool	Clean Pool	Clean Pool	Clean Pool	Clean Pool	Clean Pool	Clean Pool	Clean Pool	Clean Pool	Clean Pool	Clean Pool
Furniture	Furniture	Furniture	Furniture	Furniture	Furniture	Furniture	Furniture	Furniture	Furniture	Furniture	Furniture
Drain Mud Legs	Drain Mud Legs	Drain Mud Legs	Drain Mud Legs	Drain Mud Legs	Drain Mud Legs	Drain Mud Legs	Drain Mud Legs	Drain Mud Legs	Drain Mud Legs	Drain Mud Legs	Drain Mud Legs
Switch Pumps	Switch Pumps	Switch Pumps	Switch Pumps	Switch Pumps	Switch Pumps	Switch Pumps	Switch Pumps	Switch Pumps	Switch Pumps	Switch Pumps	Switch Pumps
A/C Filters	A/C Filters	A/C Filters	A/C Filters	A/C Filters	A/C Filters	A/C Filters	A/C Filters	A/C Filters	A/C Filters	A/C Filters	A/C Filters
Insp. Elev.Pits	Insp. Elev.Pits	Insp. Elev.Pits	Insp. Elev.Pits	Insp. Elev.Pits	Insp. Elev.Pits	Insp. Elev.Pits	Insp. Elev.Pits	Insp. Elev.Pits	Insp. Elev.Pits	Insp. Elev.Pits	Insp. Elev.Pits
Fire Pumps Test	Fire Pumps Test	Fire Pumps Test	Fire Pumps Test	Fire Pumps Test	Fire Pumps Test	Fire Pumps Test	Fire Pumps Test	Fire Pumps Test	Fire Pumps Test	Fire Pumps Test	Fire Pumps Test
Drain Boilers	Drain Boilers	Drain Boilers	Drain Boilers	Drain Boilers	Drain Boilers	Drain Boilers	Drain Boilers	Drain Boilers	Drain Boilers	Drain Boilers	Drain Boilers
Pool & Spa	Pool & Spa	Pool & Spa	Pool & Spa	Pool & Spa	Pool & Spa	Pool & Spa	Pool & Spa	Pool & Spa	Pool & Spa	Pool & Spa	Pool & Spa
Heating System	Heating System	Heating System	Heating System	Heating System	Heating System	Heating System	Heating System	Heating System	Heating System	Heating System	Heating System
Flush cooling Towers Basin	Flush cooling Towers Basin	Flush cooling Towers Basin	Flush cooling Towers Basin	Flush cooling Towers Basin	Flush cooling Towers Basin	Flush cooling Towers Basin	Flush cooling Towers Basin	Flush cooling Towers Basin	Flush cooling Towers Basin	Flush cooling Towers Basin	Flush cooling Towers Basin