

UVC Facility Maintenance Checklist (Expert Edition)

Single-page preventive maintenance guide for UAE facilities

HVAC & Mechanical

- Clean/replace filters; record pressures and temps
- Inspect AHU/FCU coils, belts, drains, and controls
- Test chillers, pumps, and cooling towers; check vibration

Electrical

- Thermal scan panels; tighten terminations; label circuits
- Test RCD/ELCB, ATS, and emergency power transfer
- Verify lighting levels and emergency lighting function

Plumbing & Drainage

- Inspect pumps, tanks, valves, and pressure settings
- Clear floor drains; jet/flush main lines as needed
- Check for leaks, corrosion, and backflow preventers

Fire & Life Safety

- Test fire alarms, detectors, MCPs, and sounders
- Inspect sprinklers, hydrants, valves, and flow switches
- Service extinguishers; verify signage and egress paths

Vertical Transport

- Inspect lifts/escalators; test emergency operations
- Verify door safety edges, interlocks, and alarm systems

Building Envelope

- Check facade sealants, glazing, and water ingress
- Inspect roofs, waterproofing, and drainage outlets

Common Areas & Soft FM

- Verify cleanliness, waste removal, and pest control
- Inspect HVAC/IAQ in lobbies and high-traffic zones

Documentation & Compliance

- Update asset registers, PPM logs, and permits
- Track DM/DCD inspections and certificate expiry dates

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Version: 2026.10 | UVC Technical Services