












# PREVENTATIVE MAINTENANCE PROGRAM CH MAKE UP AIR UNIT - HEATING/COOLING

**SITE AND BLDG #:** White Plains MD066

**MECHANIC SIGNATURE:** 

**LOCATION/RM #:** OMS  
Storage **WO#** 13096 **ASSET #** 288

**START TIME:**

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		
		YES	NO	
SPECIAL INSTRUCTIONS				
1	Schedule shutdown with operating personnel.			
2	Follow lock out/tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.			
TO BE PERFORMED AT EACH INSPECTION SERVICE				
1	Check thermostat settings to ensure the cooling and heating system is operating correctly.			
2	Tighten all electrical connections and measure voltage and current on motors .			
3	Check filters and clean or replace as necessary.			filters r
4	Lubricate all moving parts.			
5	Check and inspect the condensate drain in your central air conditioner, furnace and/or heat pump (when in cooling mode).			
6	Check controls of the system to ensure proper and safe operation. Check the starting cycle of the equipment to assure the system starts, operates, and shuts off properly.			
7	Clean evaporator and condenser air conditioning coils.			
8	Clean and adjust blower components to provide proper system airflow.			
9	Check all gas (or oil) connections, gas pressure, burner combustion and heat exchanger.			

Note: The technician shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) exceeding \$250 open a corrective maintenance (CM) ticket and include the Asset #, WO #, photos, and a detailed dis

To be performed by: HVAC Technician

**Additional Notes:**