

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
FAN COIL UNIT/ DUCTLESS MINI SPLIT

SITE AND BLDG #:

PA 013 -01

LOCATION/RM #:

123

WO# 6648

ASSET # 4018

MECHANIC
SIGNATURE:
Janet

DATE: 12-3-18

START TIME: 900

FINISH TIME: 915

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
1	In addition to the procedure(s) outlined in this standard, the equipment manufacturer's recommended maintenance procedure(s) and/or instruction(s) shall be strictly adhered to.	/	/	
2	Schedule shutdown with operating personnel, as needed.	/	/	
3	As needed, de-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work. Follow lock out/tag out procedures at all times.	/	/	
4	Check fan blades for dust buildup and clean if necessary.	/	/	
5	When applicable, check fan blades and moving parts for cracks and excessive wear.	/	/	
6	Tighten all electrical connectors to proper torque as needed.	/	/	
7	Check that the fan runs properly in all speeds as applicable.	/	/	
8	Check dampers and rotating auto diffusers for dirt accumulations, clean as necessary. Check felt, repair or replace as necessary.	/	/	
9	Check damper actuators and linkage for proper operation as applicable. Adjust linkage on dampers if out of alignment.	/	/	
10	Lubricate mechanical connections of dampers sparingly as applicable.	/	/	
11	Check the valve(s) for signs of leakage and proper operation. If leak is detected, submit a UE.	/	/	
12	Clean coils by brushing, blowing, vacuuming, or pressure washing.	/	/	
13	Check coils for leaking, tightness of fittings.	/	/	
14	Use fin comb to straighten coil fins as needed.	/	/	
15	Check belts for wear and cracks, adjust tension or alignment as applicable. Replace belts when necessary.	/	/	
16	Check rigid couplings for alignment on direct drives, and for tightness of assembly.	/	/	
17	Vacuum interior of unit.	/	/	
18	Check filter door for proper gasketing and air leaks. Correct as necessary.	/	/	
19	Change the filter as needed with the correct size and type filter.	/	/	
20	Insure that drain(s) are clear and running.	/	/	
21	Clean up work area.	/	/	

K00-046CMI Management Inc.

- 12 Check belts for wear and cracks, adjust tension or alignment as applicable. Replace belts when necessary.
- 13 Check rigid couplings for alignment on direct drives, and for tightness of assembly
- 14 Vacuum interior of unit.
- 15 Check filter door for proper gasketing and air leaks. Correct as necessary.
- 16 Change the filter as needed with the correct size and type filter.
- 17 Insure that drain(s) are clear and running.
- 18 Clean up work area.

W/A

cleaned

N/A

Note: The technician shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) per PM occurrence. For exceeding \$250 open a corrective maintenance (CM) ticket and include the Asset #, WO #, photos, and a detailed description of the deficiency. To be performed by: General Maintenance Worker

Additional Notes:

F.R.N C. 1

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
FAN COIL UNIT/ DUCTLESS MINI SPLIT

SITE AND BLDG #: P1 013-01
LOCATION/RM #: 125

WO# 6648

ASSET # 4020

MECHANIC
SIGNATURE:

START TIME:

Signature

DATE:

12/3/18

FINISH TIME: 900

NOTES/ ACTIONS
(IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE YES NO	NOTES/ ACTIONS
1	In addition to the procedure(s) outlined in this standard, the equipment manufacturer's recommended maintenance procedure(s) and/or instruction(s) shall be strictly adhered to.	✓	
2	Schedule shutdown with operating personnel, as needed.	✓	
3	As needed, de-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work. Follow lock out/tag out procedures at all times.	✓	
4	Check fan blades for dust buildup and clean if necessary.	✓	
5	When applicable, check fan blades and moving parts for cracks and excessive wear.	✓	
6	Tighten all electrical connectors to proper torque as needed.	✓	
7	Check that the fan runs properly in all speeds as applicable.	✓	
8	Check dampers and rotating auto diffusers for dirt accumulations, clean as necessary. Check felt, repair or replace as necessary.	✓	N/A
9	Check damper actuators and linkage for proper operation as applicable. Adjust linkage on dampers if out of alignment.	✓	
10	Lubricate mechanical connections of dampers sparingly as applicable.	✓	
11	Check the valve(s) for signs of leakage and proper operation. If leak is detected, submit a UE.	✓	
12	Clean coils by brushing, blowing, vacuuming, or pressure washing.	✓	
13	Check coils for leaking, tightness of fittings.	✓	
14	Use fin comb to straighten coil fins as needed.	✓	
15			
16			
17			
18			

K00-046CMI Management Inc.

- 12 Check belts for wear and cracks, adjust tension or alignment as applicable. Replace belts when necessary.
- 13 Check rigid couplings for alignment on direct drives, and for tightness of assembly
- 14 Vacuum interior of unit.
- 15 Check filter door for proper gasketing and air leaks. Correct as necessary.
- 16 Change the filter as needed with the correct size and type filter.
- 17 Insure that drain(s) are clear and running.
- 18 Clean up work area.

N/A

N/A

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

Note: The technician shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) per PM occurrence. For exceeding \$250 open a corrective maintenance (CM) ticket and include the Asset #, WO #, photos, and a detailed description of the deficiency. To be performed by: General Maintenance Worker

Additional Notes:

Faw Cei

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
FAN COIL UNIT/ DUCTLESS MINI SPLIT

SITE AND BLDG #: *P1 013 -01*LOCATION/RM #: *126* WO# *6648*ASSET # *4021*MECHANIC
SIGNATURE: *Janet*DATE: *12/3/18*START TIME: *845*FINISH TIME: *900*

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE	NOTES/ ACTIONS
		YES NO	(IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)

- 1 In addition to the procedure(s) outlined in this standard, the equipment manufacturer's recommended maintenance procedure(s) and/or instruction(s) shall be strictly adhered to. */*
- 2 Schedule shutdown with operating personnel, as needed. */*
- 3 As needed, de-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work. Follow lock out/tag out procedures at all times. */*
- 4 Check fan blades for dust buildup and clean if necessary. */*
- 5 When applicable, check fan blades and moving parts for cracks and excessive wear. */*
- 6 Tighten all electrical connectors to proper torque as needed. */*
- 7 Check that the fan runs properly in all speeds as applicable. */*
- 8 Check dampers and rotating auto diffusers for dirt accumulations, clean as necessary. Check felt, repair or replace as necessary. */*
- 9 Lubricate mechanical connections of dampers sparingly as applicable. */*
- 10 Check the valve(s) for signs of leakage and proper operation. If leak is detected, submit a UE. */*
- 11 Clean coils by brushing, blowing, vacuuming, or pressure washing. */*
- 12 Check coils for leaking, tightness of fittings. */*
- 13 Use fin comb to straighten coil fins as needed. */*

*NP**NA**NA**NA**NO*

- 14 Vacuum interior of unit. */*
- 15 Check filter door for proper gasketing and air leaks. Correct as necessary. */*
- 16 Change the filter as needed with the correct size and type filter. */*
- 17 Insure that drain(s) are clear and running. */*
- 18 Clean up work area. */*

*NA**NA**NA*

Note: The technician shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) per PM occurrence. For exceeding \$250 open a corrective maintenance (CM) ticket and include the Asset #, WO #, photos, and a detailed description of the deficiency. To be performed by: General Maintenance Worker
 Additional Notes:

FPP Coi 1

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
UNIT HEATER, HOT WATER

SITE AND BLDG #: PA 013-01

LOCATION/RM #: Breezeway WO# 6648 ASSET # 4106

MECHANIC
SIGNATURE: *James W. S.*

DATE: 12/3/18

START TIME: 9:30

FINISH TIME: 9:45

CHECK POINT	CHECKPOINT DESCRIPTION	TASKS COMPLETED		NOTES/ACTIONS (IF TASK COMPLETED, CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
1	In addition to the procedure(s) outlined in this standard, the equipment manufacturer's recommended maintenance procedure(s) and/or instruction(s) shall be strictly adhered to.		✓	
2	Schedule shutdown with operating personnel.		✓	
3	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 valve for full stroke operation in both directions, if applicable.		✓/a	
2	Check valve for signs of abnormal wear and leaks. Replace packing if needed.	✓		
3	Clean the coil with vacuum cleaner.	✓		
4	Comb the fins as needed.		✓/b	
5	Clean all fans and motors.	✓		
6	Check operation of controls and safeties.	✓	✓/a	
7	Lubricate as required.		✓/a	
8	Check all motors, belts, pulleys, shafts, etc. for alignment.	✓		

Note: The technician shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) per PM occurrence. For any deficiencies found exceeding \$250 open a corrective maintenance (CM) ticket and include the Asset #, WO #, photos, and a detailed description of the deficiency.

To be performed by: General Maintenance Worker

Additional Notes:

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
UNIT HEATER, ELECTRIC

SITE AND BLDG #: PA 013-01

MECHANIC
SIGNATURE: 

DATE: 12/3/18

LOCATION/RM #: 115 WO# 6648 ASSET # 4181

START TIME: 9:30

FINISH TIME: 9:45

Boiler

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE YES NO	NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
-------------	------------------------	------------------------------	---

- 1 In addition to the procedure(s) outlined in this standard, the equipment manufacturer's recommended maintenance procedure(s) and/or instruction(s) shall be strictly adhered to.
- 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.

- 1 Check heater coils and associated piping for leaks or corrosion.
- 2 Clean heating coil. Brush vacuum where accessible.
- 3 Inspect wiring and electrical controls for loose connections, charred, frayed or broken insulation, evidence of short circuiting, wrong size fuses, circuit breakers, or switches, and other electrical deficiencies. Tighten any loose connections.
- 4 Inspect fan for bent blades, unbalance, excessive noise and vibration.
- 5 Check motor and fan shaft bearings for noise, vibration, overheating; lubricate bearings.
- 6 Verify proper control by modulating the thermostat through complete cycle.
- 7 Inspect unit for proper operation.
- 8 Inspect unit for overall condition and recommend for replacement or other needed repairs.

Note: The technician shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) per PM occurrence. For exceeding \$250 open a corrective maintenance (CM) ticket and include the Asset #, WO #, photos, and a detailed description of the deficiency. To be performed by: HVAC Technician

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
UNIT HEATER, HOT WATER

SITE AND BLDG #: Pp 013-c1
LOCATION/RM #: 135 WO# 6648 ASSET # 4540

MECHANIC
SIGNATURE:

DATE:

12/3/18

START TIME:

945

FINISH TIME:

1000

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ACTIONS (If task complete is checked, provide explanation)
		YES	NO	
1	In addition to the procedure(s) outlined in this standard, the equipment manufacturer's recommended maintenance procedure(s) and/or instruction(s) shall be strictly adhered to.	/		
2	Schedule shutdown with operating personnel.	/		
3	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 valve for full stroke operation in both directions, if applicable.	/		
2	Check valve for signs of abnormal wear and leaks. Replace packing if needed.	/		
3	Clean the coil with vacuum cleaner.	/		
4	Comb the fins as needed.	/		
5	Clean all fans and motors.	/		
6	Check operation of controls and safeties.	/		
7	Lubricate as required.	/		
8	Check all motors, belts, pulleys, shafts, etc. for alignment.	/		

Note: The technician shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) per PM occurrence. For any deficiencies found exceeding \$250 open a corrective maintenance (CM) ticket and include the Asset #, WO #, photos, and a detailed description of the deficiency.
 To be performed by: General Maintenance Worker

Additional Notes:

2 PC