

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST **AIR CONDITIONER - PACKAGE UNIT**

ACTIVITY AND BLDG #: NY023-206

MECHANIC SIGNATURE: *TM*

DATE: 12/19/18

LOCATION:

START TIME: 9AM

FINISH TIME: 12PM

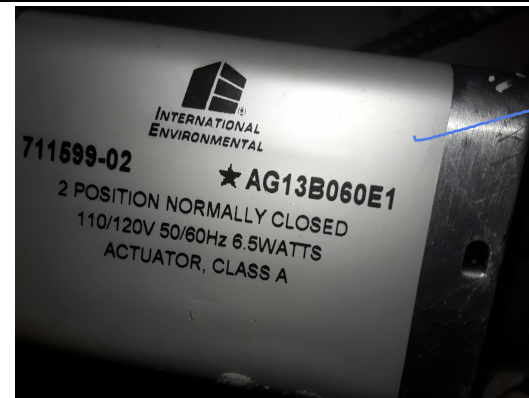
Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
NY023-206	1354	9497	PM-FQT-9497	<i>Carnegie</i>			J-09 49-pc PTAC PA	

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS
		YES	NO	
TO BE PERFORMED AT EACH INSPECTION SERVICE				
1	Verify Filter Condition. If clogged prior to scheduled change, change filter immediately. Label date on all filter installations.			Filter size 7 ³ / ₄ " x 31 ³ / ₄ " x 1"
2	Check motor and fan shaft bearings for noise, vibration, overheating; lubricate bearings.			Rm 109 needs new motor
3	Inspect fan for bent blades, unbalance, excessive noise and vibration.			Rm 102 needs actuator (zone valve)
4	Inspect, adjust belts and pulleys. Replace belt as needed.			direct drive motors
5	Clean dampers, louvers, or shutters; lubricate pivot points and inspect linkages for tightness.			
6	Clean evaporator coils. Use cleaning solvent that ia approved by equipment manufacturer. Clean blower wheels when coils are cleaned.			
7	Clean condenser coils and straighten fins as required. Use cleaning solvent that is approved by equipment manufacturer.			
8	Clean heat wheel using soap and water.			Filters dirty - (did not have

9	Inspect for tightness of connection to duckwork.			UNIT REQUIRES IMMEDIATE ATTENTION ____
10	Inspect wiring and electrical controls for loose connections, charred, frayed or broken insulation, evidence of short circuiting, wrong size fuses, circuit			
11	Inspect piping and valves for leaks and tighten loose connections.			
12	Inspect mounting brackets, bolts, fan guards, etc., adjust and tighten as required.			
13	Check all structural components; tighten bolts, nuts, and supports as required.			
14	Inspect for rust and corrosion. Apply paint where applicable.			
15	Inspect for waterlogged, loose, torn, or missing insulation. Repair as needed.			
16	Check the drain pan and condensate piping for blockages. Remove if found. Add treatment to prevent fungus growth. Clean drain pan.			
17	Inspect controls and unit for proper operation.			
18	Inspect unit for overall condition and recommend for replacement or other needed repairs.			
19	Check compressor oil levels and/or pressure on refrigerant systems having oil level and/or pressure measurement means. Repair, replace, or adjust as needed to ensure proper operation. If a leak is suspected, check all piping and connections for leaks.			
20	Check refrigerant system temperatures. If outside of recommended levels, find cause, repair, and adjust refrigerant charge to achieve optimal operating levels.			hydronic PTACs
21	Check oil level, add oil as required			



RM 109



→ Activation
Panel #