

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

ACTIVITY AND BLDG #: NY023-123

MECHANIC
SIGNATURE:

DEEN Rowe

DATE:

9/2/21

LOCATION: Kitchen / Hallway / Tools Room

START TIME:

8 AM

FINISH TIME:

4 PM

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
NY023-123	14405	190917-164	PFQ190917164	Trane	4tta304804000ca	14334pnd3f	1-pc AC Units	
NY023-123	14405	190917-165	PFQ190917164	Trane	4tta304804000ca	16171ch3f	1-pc AC Units	
NY023-123	14405	190917-166	PFQ190917164	Trane	4tta304804000ca	14515muc3f	1-pc AC Units	
NY023-123	14824	190917-164	PMS190917164	Trane	4tta304804000ca	14334pnd3f	1-pc AC Units	
NY023-123	14824	190917-165	PMS190917164	Trane	4tta304804000ca	16171ch3f	1-pc AC Units	
NY023-123	14824	190917-166	PMS190917164	Trane	4tta304804000ca	14515muc3f	1-pc AC Units	

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.	✓		
2	Check motor and fan shaft bearings for noise, vibraton, overheating; lubrucate bearings.	✓		
3	Inspect fan for bent blades, unbalance, excessive noise and vibration.	✓		

UNIT REQUIRES IMMEDIATE ATTENTION ____

4	Inspect, adjust belts and pulleys. Replace belt as needed.	✓		
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.	✓		



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.	✓		
21	Check oil level, add oil as required	✓		

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: HVAC Technician

Additional Notes: