

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST

Mini Split

SITE AND BLDG #: NY023-123

MECHANIC
SIGNATURE: Deen Rowe

DATE: 9/02/2022

LOCATION/RM #: Server Room / Arms Room

START TIME: 2pm

FINISH TIME: 3pm

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
NY023-123	19174	190917-167	PMS190917164	carrier	38maq18r-3	1416b14990	1-pc mini split	
NY023-123	19174	190917-168	PMS190917164	carrier	38maq09-3	0925b16579	2-pc mini split	

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
SPECIAL INSTRUCTIONS				
1	Check/Lubricate blower and motor bearings	N	A	
2	Check operating voltage-indicate voltage in note section	✓		
TO BE PERFORMED AT EACH INSPECTION SERVICE				
1	Check amperage-indicate voltage in note section	✓		
2	Visually check control valve(s)	✓		
3	Check operation of control valve(s)	✓		

4	Check condition of coils	✓	✓	
5	Visually inspect for coil leaks	✓	✓	
6	Visually inspect for piping leaks	✓	✓	
7	Check for deterioration of gaskets	✓	✓	
8	Record differential temperatures	✓	✓	
9	Record differential pressures	✓	✓	
10	Check starter/contactors	✓	✓	
11	Check and tighten electrical connections	✓	✓	
12	Clean condensate pan and clear drain line	✓	✓	
13	Check overall condition of unit- include year of model in note section	✓		

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
14	Change belt if needed- indicate size in note section	N	A	
15	Change/Check filter- indicate size in note section	✓		
16	Check integrity of cabinet hardware	✓		
17	Inspect motor mounting isolators	✓		
18	Check condition of pulley and belts	N	A	
19	Check pulley alignment	N	A	
20	Remove and dispose of any debris from any maintenance activity	✓		

21	Document tasks performed during visit and report any observations to supervisor	✓		
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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:**

Asset # 19174 (1) has no access, Arms Room key holder is deployed.