

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

ACTIVITY AND BLDG #:NY023-123

LOCATION: Inside &amp; Outside of the Building

MECHANIC  
 SIGNATURE: Dean

RoweDATE: 9/28/20START TIME: 11AmFINISH TIME: 3pm

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
NY023-123	9767	190917-164	PFQ1 90917 164	Trane	4tta304804000ca	14334pnd3f	1-pc AC Units	
NY023-123	9767	190917-165	PFQ1 90917 164	Trane	4tta304804000ca	16171ch3f	1-pc AC Units	
NY023-123	9767	190917-166	PFQ1 90917 164	Trane	4tta304804000ca	14515muc3f	1-pc AC Units	
NY023-123	10214	190917-164	PMS1 90917 164	Trane	4tta304804000ca	14334pnd3f	1-pc AC Units	
NY023-123	10214	190917-165	PMS1 90917 164	Trane	4tta304804000ca	16171ch3f	1-pc AC Units	
NY023-123	10214	190917-166	PMS1 90917 164	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, vibration, overheating; lubricate bearings.	✓		

3	Inspect fan for bent blades, unbalance, excessive noise and vibration.	✓		
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 is 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.	✓		

(\*) This is not a packaged unit, this facility doesn't have any packaged AC units, this is a regular split condenser and evaporator systems.



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			