

# PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST

## AIR COMPRESSOR

**SITE AND BLDG #:** NY023-124

**MECHANIC SIGNATURE:** Deen Lowe

**DATE:** 4/17/12

**LOCATION:** Mechanical Room

**START TIME:** 2pm

**FINISH TIME:** 2pm

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
NY023-124	16744	9392	PM-AN-9392	GE	5K49ZN4223	RRL200449	J-20 1-pc Air Compressor	
NY023-124	16776	9392	PM-FAN-9392	GE	5K49ZN4223	RRL200449	J-20 1-pc Air Compressor-Filter	

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
SPECIAL INSTRUCTIONS				
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 always. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.			
TO BE PERFORMED AT EACH INSPECTION SERVICE				
1	Perform normal tour checks and operations. Perform a visual inspection of the air system, noting any obvious leaks or portions of the air distribution network that may be subject to physical damage.			
2	Change compressor crankcase oil (annually).			
3	Clean or replace air intake filter, as needed.			
4	Check air dryer, automatic condensate drains, and air tank for proper operation. Manually blow down condensate tank if needed. Clean condenser coils and cover grills, if applicable.			
5	Inspect oil separators for any sign of oil entering the system.			

6	Inspect belt alignment and condition. Adjust or replace belts as required. Belts should be replaced in complete sets.			
7	Check for corrosion and scale on water cooled units.			
8	Clean heat exchange surfaces.			
9	Check accuracy of gauges with calibrated test gauge.			
10	On two stage compressors, check intermediate pressure.			
11	Test relief valves, replace if leaking or the relief range is incorrect. Do not readjust safety relief valves in the field.			
12	Check cut in and cut out of compressor pressure controller, readjust if necessary for proper air pressure requirements. Do not exceed ASME maximum tank pressure.			

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13	Check to make sure belt guard is installed prior to putting air compressor back in service.			
14	Check if air compressor is running excessively or frequently cycling on and off (possible leaks).			

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:**

Air Compressor Not Being Used (Building Not Occupied)