

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST

THERMOSTATS

SITE AND BLDG #: NY023-128

LOCATION/RM #:

MECHANIC
SIGNATURE

Mike Wolfe

DATE:

4/1/19

START TIME: 7am

FINISH TIME: 2pm

| Site Location | WO # | Asset # | PM # | Manufacturer | Model Number | Serial # | Asset Description | Asset Location |
|---------------|------|---------|------|--------------|--------------|----------|--------------------------------------|----------------|
| NY023-128 | 3295 | 9406 | | | | | J-17 1-pc Thermostat, Analog Rm 1003 | |

| 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. | | | |
| 2 | Always follow lock out/tag out procedures. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work. | | | |
| TO BE PERFORMED AT EACH INSPECTION SERVICE | | | | |
| 1 | If EMS (Energy Management System) If it is EMS controlled 1- We log into computer with user name and password for EMS or DDC obtained from site personnel. 2- Validate set point and actual temp at computer | | | |
| 2 | Review all zone set points at the server IF Applicable | | | |
| 3 | Inspect thermostat installation; ensure mounting is correct, fastened secure and that the thermostat is not blocked by equipment generating heat or furniture blocking air circulation. | | | |
| 4 | Remove thermostat cover and lightly blow away any accumulated dust with canned low-pressure air. | | | |
| 5 | If applicable, replace battery as needed. | | | |
| 6 | Use our own Temperature meter to validate the computer is correct. If it is not EMS or DDC controlled take our temperature meter and check against actual thermostat and record temperature | | | |

Note: The technician shall perform any repairs identified during PM up to \$250 (direct labor and direct materials) and any corrective maintenance (CM) up to \$250. Any repair or CM cost exceeding \$250 shall be performed by the HVAC Contractor.

To be performed by: HVAC Technician

Additional Notes:



e. For any deficiencies found, correct and document the deficiency.