







PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST

AIR CONDITIONER - PACKAGE UNIT

ACTIVITY AND BLDG #: NY023-200

MECHANIC
SIGNATURE: *Dean Rowe*DATE: *3/15/22*LOCATION: *Building 200*START TIME: *8am*FINISH TIME: *4pm*

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
NY023-200	16314	190917-179	PFQ190917179	MCQuary			6-pc ptac 2nd floor	
NY023-200	16314	190917-180	PFQ190917179	MCQuary			7-pc ptac 1st floor	
NY023-200	16363	9433	PM-FQT-9433	Environmental Corp			J-09 8-pc PTAC	
NY023-200	16543	9433	PM-SA-9433	Environmental Corp			J-09 8-pc PTAC	
NY023-200	16600	190917-179	PMS190917174	MCQuary			6-pc ptac 2nd floor	
NY023-200	16600	190917-180	PMS190917174	MCQuary			7-pc ptac 1st floor	

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.			

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

- Need new fan motor in Room 2011 for 2 units, 1 in Hallway of 3rd floor and one in RPAC. - Asset # 9433

9	Inspect for tightness of connection to duckwork.	N	A	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.	✓		All Environmental Corp Units are Rusty
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.	N	-H	
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	N	A	