

PREVENTIVE MAINTENANCE PROGRAM CHECKLIST

CENTRIFUGAL CHILLER

SITE AND BLDG#: NY023-206 **MECHANIC SIGNATURE:** *SIGNATURE ON FILE (null)* **DATE:**

| Site Location | WO# | Asset# | PM# | Manufacturer | Model Number | Serial# | Asset Description | Asset Location |
|---------------|---------|--------|--------------|--------------|--------------|---------|-------------------|----------------|
| NY023-206 | 2-22103 | | PMS190917197 | | | | | |

| CHECK POINT | CHECKPOINT DESCRIPTION | NOTES/ACTIONS (if Task Complete is Checked 'NO', Then Provide Explanation) |
|---|--|---|
| TO BE PERFORMED AT EACH INSPECTION SERVICE | | |
| 1 | Lubricate drive couplings | |
| 2 | Check and correct alignment of drive couplings | |
| 3 | Lubricate motor bearings (non-hermetic) | |
| 4 | Lightly lubricate vane control linkage bearings, ball joints and pivot points DO NOT LUBRICATE the shaft of the vane operator | |
| 5 | Sample test the refrigerant and oil to verify compliance with the Air Conditioning and Refrigeration Institute standards | |
| 6 | Perform spectro-chemical analysis of compressor oil annually to determine bearing conditions and replace as necessary | |
| 7 | As oil testing indicates drain and replace oil in compressor oil reservoir including filters, strainers and traps | |
| 8 | Manufacturers typically recommended that oil should be changed after the first year of operation and every five years thereafter | |
| 9 | Review the Safety Data Sheets (SDS) for proper disposal of used oil If appropriate, recycle oil at an authorized station | |
| 10 | Inspect relief valves and piping Check for valve for corrosion or foreign material and replace valves | |
| 11 | Change oil filter, clean strainer | |
| 12 | Drain and replace oil in purge compressor | |
| 13 | Drain and replace oil in purge gearbox | |
| 14 | Change refrigerant filter/drier on cooling line to motor (hermetic) Check moisture indicator sight glass and if moisture present find source of water leak | |
| 15 | Clean all water strainers in the system | |
| 16 | Check pressure and temperature transducers against gage on both the oil, refrigerant and water side systems | |
| 17 | Inspect evaporator and condenser tubes | |

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| 18 | Evaporator tubes should be inspected and cleaned of scale Inspect and clean temperature sensors and flow switches | |
| 19 | Condenser tubes should be inspected and cleaned Condenser tubes from open tower systems may have contamination or hard scale | |
| 20 | Excessive corrosion, scaling, erosion and algae typically indicate improper or lack of an adequate water treatment program | |
| 21 | Test for leaks per manufacturer's instructions If leaks are not able to be stopped or corrected, report leak status to supervisor | |
| 22 | Pull vacuum on refrigeration machine in accordance with manufacturer's instructions Add refrigerant as required per specifications | |
| 23 | Megger compressor and oil pump motors and record readings | |
| 24 | Check dash pot oil in main starter | |
| 25 | Tighten all starter, control panel, motor terminals, overloads, and oil heater leads | |
| 26 | Loose connections can cause voltage spikes and overheating leading to malfunctions and failures | |
| 27 | Check all contacts for wear, pitting, etc | |
| 28 | Check and calibrate overloads, record trip amps and trip times | |
| 29 | Check and calibrate safety controls | |
| 30 | Clean up the work area Properly recycle or dispose of materials in accordance with environmental regulations | |

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:

- only one compressor works, the other compressor is not getting the command to turn on.