

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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		TO BE PERFORMED AT EACH INSPECTION SERVICE
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.