

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST OUTDOOR PACKAGED UNIT/ROOF TOP UNIT (RTU)

SITE AND BLDG # NY030N01

MECHANIC

SIGNATURE: James R Groft JrDATE: 03/07/2025LOCATION/RM #: _____ WO# 18191 ASSET # 4700

START TIME: _____ FINISH TIME: _____

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
SPECIAL INSTRUCTIONS				
1	Follow lock out/tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work		☒	NO SUCH UNIT EXISTS AT THIS FACILITY
TO BE PERFORMED AT EACH INSPECTION SERVICE				
1	Thoroughly inspect and clean interior and exterior of machine with wet/ dry vacuum, (remove panels).		☒	
2	Clean drain pan and note excessive corrosion. Place tablet in condensate pan		☒	
3	Check for refrigeration leaks on all lines, valves, fittings, coils, etc., using a halogen leak detector or similar testing device. If leaks are not able to be stopped or corrected, report leak status to supervisor.		☒	
4	Check condition of cooling and reheat coils. Use fin comb if need to straighten fins.		☒	
5	Clean coils as needed. Use detergent solution and warm water if coil is heavily soiled.		☒	
7	Clean and lubricate motor and squirrel cage fan(s). Check alignment of motor and fan. Check bearings for excessive wear.		☒	
8	Check belt tension and condition. Adjust or replace as required.		☒	
9	Replace pre-filters Quarterly, Final Filters Annually		☒	
11	If applicable confirm the following: i. Humidistat activates humidifier. ii. Reheat coils activate properly. iii. Discharge air temp is set properly.		☒	
12	Check and adjust vibration eliminator mountings if equipped.		☒	
13	If applicable, clean and test condensate pump and alarm.		☒	

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 discription of the deficiency.

To be performed by: HVAC Technician

Additional Notes: