

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST

Mini Split

SITE AND BLDG #: NY058-02

MECHANIC
SIGNATURE: *Deen Rone*

DATE: *8/30/23*

LOCATION/RM #: *Building 02*

START TIME: *8Am*


FINISH TIME: *10pm*

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
NY058-02	21437	190917-311	PMS190917311	leibert	Pfh027a-pl7	1031n201508	1-pc Mini-Split	
NY058-02	21437	190917-312	PMS190917311	Boulder Reliance		w1012172872	1-pc Raidant Floor HeatPump	

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
SPECIAL INSTRUCTIONS				
1	Check/Lubricate blower and motor bearings	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
2	Check operating voltage-indicate voltage in note section	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
TO BE PERFORMED AT EACH INSPECTION SERVICE				
1	Check amperage-indicate voltage in note section	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
2	Visually check control valve(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
3	Check operation of control valve(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

4	Check condition of coils	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
5	Visually inspect for coil leaks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
6	Visually inspect for piping leaks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
7	Check for deterioration of gaskets	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
8	Record differential temperatures	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
9	Record differential pressures	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
10	Check starter/contactors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
11	Check and tighten electrical connections	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
12	Clean condensate pan and clear drain line	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
13	Check overall condition of unit- include year of model in note section	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
14	Change belt if needed- indicate size in note section	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
15	Change/Check filter- indicate size in note section	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
16	Check integrity of cabinet hardware	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
17	Inspect motor mounting isolators	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
18	Check condition of pulley and belts	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
19	Check pulley alignment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
20	Remove and dispose of any debris from any maintenance activity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

21	Document tasks performed during visit and report any observations to supervisor			
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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: HVAC Technician **Additional Notes:**