

**PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST**  
**VARIABLE FREQUENCY DRIVE**

**SITE AND BLDG #:** NY058-104

**MECHANIC  
SIGNATURE:**

*Deen Lowe*

**DATE:** 3/26/21

**LOCATION/RM #:**

*Boiler Room / Mechanical Room*

**START TIME:** 8 Am

**FINISH TIME:** 1030 Am

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
NY058-104	12082	10228	PM-SA-10228	ABB	ACH550-VCR-06A9-4+F267+K452	2104101373	J-04 1-pc Variable Frequency Drive	
NY058-104	12085	10231	PM-SA-10231	ABB	2104102756	ACH550-VCR-08A8-4+F287+K45	J-04 1-pc Variable Frequency Drive	
NY058-104	12086	10232	PM-SA-10232	ABB	2104102756	2101600305	J-04 1-pc Variable Frequency Drive	
NY058-104	12087	10233	PM-SA-10233	ABB	2104102756	2104101320	J-04 1-pc Variable Frequency Drive	
NY058-104	12088	10234	PM-SA-10234	ABB	2104102756		J-04 1-pc Variable Frequency Drive	
NY058-104	12089	10235	PM-SA-10235	ABB	ACH550-BCR-08A8-4+F267+K452	2104101379	J-04 1-pc Variable Frequency Drive	
NY058-104	12090	10236	PM-SA-10236	ABB	ACH550-BCR-08A8-	2153600611	J-04 1-pc Variable Frequency Drive	

					4+F267+K4 52			

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
SPECIAL INSTRUCTIONS				
1	In addition to the procedure(s) outlined in this standard, the equipment manufacturer's recommended maintenance procedure(s) and/or instruction(s) shall be strictly adhered.	✓		
2	Follow lock out/tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.	✓		
TO BE PERFORMED AT EACH INSPECTION SERVICE				
1	Perform a complete visual inspection and cleaning. Broken or damaged parts are replaced as necessary. Inspected for ambient temperature, dust, dirt, moisture, evidence of overheating, corrosion, integrity, etc. Capacitors are checked for leakage. Conductors and parts are checked for proper insulation. Drives are cleaned using vacuum or compressed air as required. Filters are cleaned or replaced. Power connections are re-torqued to manufacturer's specifications.	✓		
2	Proper cooling is critical to the operation of a VFD. Fans are energized and tested for air flow. Heat sinks and air passages are inspected to detect blockage or broken/cracked components. Fans are replaced as necessary.	✓		
3	Inspect VFD panel for alarm and confirm that unit is in automatic operation and system is normal.	✓		

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:**

\* CM- the two boiler VFD's need to be operated by  
HAND and not automatic because of the BMS system.

