

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
AIR HANDLER

SITE AND BLDG #: NY058-104

**MECHANIC
SIGNATURE:**

Deen Rowe

DATE: 9/16/21

LOCATION/RM #: Mechanical Rooms

START TIME: 12pm

FINISH TIME: 4pm

| Site Location | WO # | Asset # | PM # | Manufacturer | Model Number | Serial # | Asset Description | Asset Location |
|---------------|-------|---------|--------------|--------------|------------------|---------------|---|----------------|
| NY058-104 | 14545 | 10227 | PM-FQT-10227 | McQuay | CAH0147BDAO | FBOU100500474 | J-04 1-pc Air Handler, with Chilled Water | |
| NY058-104 | 14546 | 10229 | PM-FQT-10229 | ANNEX AIR | ERP-1-05-FP-H-C | 1538-01-0510 | J-04 1-pc Air Handler | |
| NY058-104 | 14547 | 10230 | PM-FQT-10230 | McQuay | CAH0170 | 4100500474 | J-04 1-pc Air Handler | |
| NY058-104 | 14548 | 10242 | PM-FQT-10242 | McQuay | AGZ1000HHNN-ER10 | STNU100800095 | J-04 1-pc Air Handler, with Chilled Water | |
| NY058-104 | 14680 | 10227 | PM-SA-10227 | McQuay | CAH0147BDAO | FBOU100500474 | J-04 1-pc Air Handler, with Chilled Water | |
| NY058-104 | 14682 | 10229 | PM-SA-10229 | ANNEX AIR | ERP-1-05-FP-H-C | 1538-01-0510 | J-04 1-pc Air Handler | |
| NY058-104 | 14683 | 10230 | PM-SA-10230 | McQuay | CAH0170 | 4100500474 | J-04 1-pc Air Handler | |

| | | | | | | | |
|----|---------------|-------|-------|-------------|--------|----------------------|---------------|
| Z2 | NY058 -104 | 14695 | 10242 | PM-SA-10242 | McQuay | AGZ1000HHNN- ER10 | STNU100800095 |
|----|---------------|-------|-------|-------------|--------|----------------------|---------------|

| BELT SIZE | QTY |
|----------------|--------|
| multiple sizes | 1 each |
| FILTER SIZE | QTY |
| multiple sizes | |

Make, Model and Serial number must be filled out and corrected if applicable.

Before and After Pictures Required

| 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 | ✓ | | |
| 2 | Check operating voltage- indicate voltage in note section | ✓ | | |
| TO BE PERFORMED AT EACH INSPECTION SERVICE | | | | |
| 1 | Check amperage- indicate voltage in note section | ✓ | | |
| 2 | Visually check control valve(s) | ✓ | | _____ |
| 3 | Check operation of control valve(s) | ✓ | | |
| 4 | Check condition of coils | ✓ | | |
| 5 | Visually inspect for coil leaks | ✓ | | |
| 6 | Visually inspect for piping leaks | ✓ | | |
| 7 | Check for deterioration of gaskets | ✓ | | |
| 8 | Record differential temperatures | ✓ | | |
| 9 | Record differential pressures | ✓ | | |
| 10 | Check starter/contactor | ✓ | | |
| 11 | Check and tighten electrical connections | ✓ | | |
| 12 | Clean condensate pan and clear drain line | ✓ | | |

| | | | | |
|----|---|-------------------------------------|--------------------------|--|
| 13 | Check overall condition of unit- include year of model in note section | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
|----|---|-------------------------------------|--------------------------|--|

| CHECK POINT | CHECKPOINT DESCRIPTION | TASK COMPLETE | | NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION) |
|-------------|---|-------------------------------------|--------------------------|---|
| | | YES | NO | |
| 14 | Inspect and Change belt if needed- indicate size in note section | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 15 | Change filter- indicate size in note section | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 16 | Check integrity of cabinet hardware | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 17 | Inspect motor mounting isolators | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 18 | Check condition of pulley and belts | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 19 | Check pulley alignment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 20 | Remove and dispose of any debris from any maintenance activity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 21 | Document tasks performed during visit and report any observations to supervisor | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

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:**

* Asset # 10229 Freeze-stat still opening randomly.

* Asset # 10242 still has no power

- Need to order filters ASAP. (16x20x2 , 20x24x2)



Per Deen filters changed he need to restock for next go around