

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST

Mini Split

SITE AND BLDG #: NY058-104

LOCATION/RM #: Electrical Rooms

MECHANIC
SIGNATURE:

START TIME:

8 AM

DATE: 9/16/21

FINISH TIME:

11 AM

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
NY058-104	14696	10262	PM-SA-10262	Liebert	131093	1536521	J-15 2-pc Mini Split	
NY058-104	14697	10263	PM-SA-10263	Liebert			J-15 2-pc Mini Split	

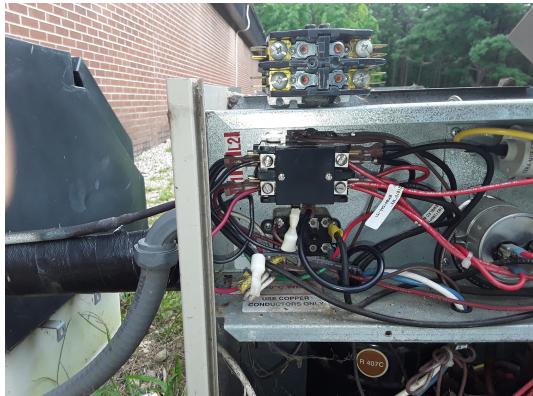
CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
SPECIAL INSTRUCTIONS				
1	Check/Lubricate blower and motor bearings	/	/A	
2	Check operating voltage-indicate voltage in note section	/	/	208/230V
TO BE PERFORMED AT EACH INSPECTION 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	✓		2007

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	✓	A	
15	Change/Check filter- indicate size in note section	✓		16 x 25 x 4
16	Check integrity of cabinet hardware	✓		
17	Inspect motor mounting isolators	✓		
18	Check condition of pulley and belts	✓	A	
19	Check pulley alignment	✓	A	
20	Remove and dispose of any debris from any maintenance activity	✓		
21	Document tasks performed during visit and report any observations to supervisor	✓		

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:**

- Replaced contactor because previous one
was burnt out.



- Need to order filters ASAP

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