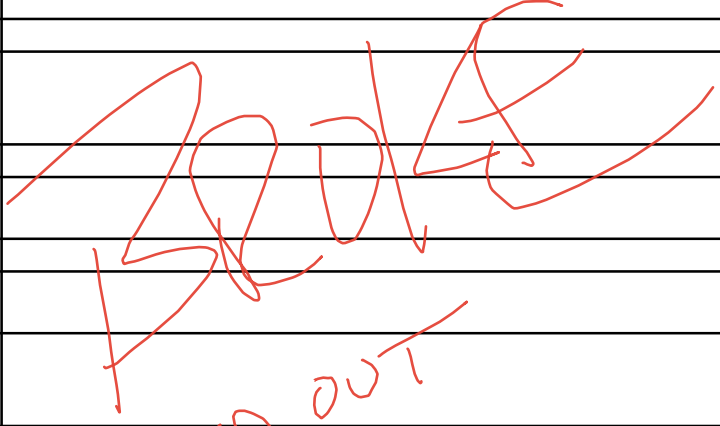


PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST COOLING TOWER

SITE AND BLDG #: **VA011-01**MECHANIC
SIGNATURE: DATE: **11-3-19**LOCATION/RM #: _____ WO# **11223** ASSET # **190918-211**START TIME: **9AM**FINISH TIME: **4PM**

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.				
TO BE PERFORMED AT EACH INSPECTION SERVICE					
Cooling Tower					
1	Inspect Tower VFD - Record any display alarms			 LOCKED OUT	
2	Clean cooling tower fills -Honeycomb appearance				
3	Inspect sump water level controls - level float or level sensor				
4	Check electrical wiring and tighten loose connections. Check fused disconnect switches for condition and operation, contactors -VFD for Fan				
5	Check Fan motor mounting for tightness.				
6	Inspect fan drive belts -adjust or replace as needed -1/2" belt deflection				
7	Check fan or blower for bent or damaged blades and imbalance.				
8	Lubricate shaft and motor bearings on fans and remove old or excess lubricant, if applicable.				
9	Inspect pulleys, belts, couplings, etc.; adjust tension and tighten mountings as necessary. Change badly worn belts. Multi-belt drives should be replaced with matched sets.				
10	Drain -Flush and clean sump pan for tower -Refill sump after cleaning is completed -				
11	Inspect plumbing, valves and flanges for leaks and correct as needed.				
12	Record AMP draw for Main drive fan motor				L1 _____ L2 _____ L3 _____
13	Record AMP draw for Sump to top of tower circulation pump				L1 _____ L2 _____ L3 _____
14	Check bearings for vibrations or unusual noises.				
15	Inspect contactors for Fan motor and sump Motor				
16	Report any rust or corrosion issues -Open CM				

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS <small>(IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)</small>
		YES	NO	
17	Inspect heat trace system on cooling tower line sets -IF applicable			
18	Confirm Chemical water treatment system is operating properly			Located in main plant -Checked monthly by Bond Water Treatment
19	Record tower water conductivity level from controller in plant			
20	Report and deficiencies and open a CM			

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: