

CERTIFICATION OF WORK PREVENTIVE MAINTENANCE

(To be completed by the Contractor and saved in the Contractor's CMMS)

FACID/Building: NY051

Date of Visit: 12-27-18 / 12-12-18

Contractor Personnel on Site:

1. Patrick Brown
2. _____
3. _____
4. _____

Work Performed:

Preventive Maintenance - Services Completed (Annual, Quarterly, Monthly, equipment identification, etc.)

1. 1295 FQT, 1296 FQT, 1392 MO, 1393 MO, 1468 SA, 1469 SA, 1297 FQT, 1298 FQT,
2. 1424 QT, 1470 SA, 1471 SA
3. Air Handler, Flood Light, Single Gate, Unit heater, Flood Light,
4. Heating and Ventilating, PTAC, Exhaust System, Radiant Tube Heater
5. Unit Heater

CERTIFICATION OF WORK

To be signed by the Contractor:

Print Name: Patrick Brown Date: 12-27-18

Signed: 

To be signed by Facility Manager:

By signing the Certification of Work, the said government representative signature does not constitute acceptance of any work performed by the contractor, it only acknowledges that the contractor was on-site during the identified timeline:

Print Name/Rank: Douglas Rushlo Date: 12/27/18

Signed: 

E-Mail: Douglas.Rushlo.ctr@mail.mil

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
AIR HANDLER

SITE AND BLDG #: NY051 - Bldg 1
 Mechanic Room 1295 10035
LOCATION/RM #: WO# 1296 ASSET #10036

MECHANIC
SIGNATURE: *[Signature]*

DATE: 12-12-18

START TIME: 9 AM

FINISH TIME: 12:00

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 to.	✓		
2	Remove power at Drive or at Breaker Panel. Verify with tester or meter that power has been removed. Install lock out tag out if servicing alone or in confined space for safety precautions.	✓		
TO BE PERFORMED AT EACH INSPECTION SERVICE				
1	Check fan blades and moving parts for cracks and excessive wear.	✓		No cracks or wear
2	Check running motor amperatures on all three phases (record in note column) note L1, L2, and L3 amp draws.	✓		L1 284.7 L2 280.6 L3 283.6 L1 282.7 L2 279.6 L3 282.1
3	Tighten all electrical connectors/lugs to proper torque.	✓		All are tight
4	If unit is a multi-zone air handler, then check each individual zone damper and associated controls.	✓		Zone dampers & zones controls are good
5	Check bearing collar set screws on fan shaft to make sure they are tight.	✓		They are tight
6	Check filters for dirt accumulations, replace as necessary. Check belt, repair or replace as necessary.	✓		Replaced 6 - 16x20x2" 3 - 20x20x2" 3 - 12x20x2" On AHU #2 Asset #10036 And tightened Belt
7	Check damper actuators and linkage for proper operation. Adjust linkage on dampers if out of alignment.	✓		All are good
8	Lubricate mechanical bearings and connections sparingly.	✓		
9	Clean coils by brushing, blowing, vacuuming, or pressure washing.	✓		Vacuumed coils After Blowing them out
10	Check coils for leaking, tightness of fittings.	✓		All are tight
11	Use fin comb to straighten coil fins.	✓		No fins were Damaged
12	If applicable, clean strainer (annually).	✓		No strainer
13	Flush and clean condensate pans and drains, remove all rust prepare metal and paint. Hose down coils and drain pans and wash with an appropriate EPA approved solution approved solution. Treat condensate pans with an EPA approved biocide.	✓		

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
14	Check belts for wear and cracks, adjust tension or alignment. Replace belts when necessary. Multi-belt drives shall only be replaced with matched sets.	✓		
15	Check rigid couplings for alignment on direct drives, and for tightness of assembly. Check flexible couplings for alignment and wear.		✓	No Direct Drives, all Belt Driven
16	Check and test freezestat for proper operation	✓		
17	Vacuum interior of unit.	✓		
18	Check filter doors and access doors for proper gasketing and air leaks. Correct as necessary.	✓		NO Leaks
19	Lubricate fan shaft bearings while unit is running. Add grease slowly until slight bleeding is noted from the seals. Do not over lubricate. Remove old or excess lubricant.	✓		
20	Clean up work area.	✓		

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: Also Replaced 16 - 24x24x2" Filters on Asset #10035 AHU #2 and had to
tighten Belts
Replace and tighten Belts 2 - AC Delco IB 73 Belts