

**CERTIFICATION OF WORK  
PREVENTIVE MAINTENANCE**

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

FACID/Building: VA049 Date of Visit: 12.21.2020

Contractor Personnel on Site:

- |                          |          |
|--------------------------|----------|
| 1. <u>RICHARD WALKER</u> | 3. _____ |
| 2. _____                 | 4. _____ |

**Work Performed:**

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

1. WO's 13384PMSA, 13404PMSA, 13429PMS, 13385PMSA, 13386PMSA, 13392PMSA, 13409PMM
  2. Circulating pump, OH door, keycard readers, boiler pump, condensate pump,
  3. automatic gate, gate manual swing arm, roll up door, gate swinging manual,
  4. pole lights MEP exterior
  5. 13196, 13202, 13257, 13260, 13282, 13197, 13261, 13198, 13236, 13276
- 

**CERTIFICATION OF WORK**

To be signed by the Contractor:

Print Name: Richard Walker Date: 12.21.2020

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: Chris Chipp Date: 1.12.2021

Signed: 

E-Mail: \_\_\_\_\_

**PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST**  
**UNIT HEATER, HOT WATER**

**SITE AND BLDG #:** VA 049-01  
**LOCATION/RM #:** <sup>Top of cage</sup> Mech Room WO# B257 ASSET # 2318

**MECHANIC SIGNATURE:** Richard Walker **DATE:** 1.12.2021  
**START TIME:** 9am **FINISH TIME:** 5PM

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
<b>SPECIAL INSTRUCTIONS</b>				
1	Schedule shutdown with operating personnel.	✓	/	
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.	✓	/	
<b>TO BE PERFORMED AT EACH INSPECTION SERVICE</b>				
1	Check valve for signs of abnormal wear and leaks. Replace packing if needed.	✓	/	
2	Clean the coils	✓	/	
3	Comb the fins as needed.	✓	/	
4	Clean all fans and motors.	✓	/	
5	Check operation of controls and safeties.	✓	/	
6	Lubricate as required.	✓	/	
7	Check all motors, belts, pulleys, shafts, etc. for alignment.	✓	/	

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: General Maintenance Worker

**Additional Notes:**

**PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST**  
**FAN COIL UNIT**

**SITE AND BLDG #:** VA049 - 01 (PM), PM filters  
**LOCATION/RM #:** Hallway, offices **WO#** 13260  
**Corridors** 13262, 13257, 13260 **ASSET #** 2317, 34127, 34129, 34129, 34130, 34131

**MECHANIC SIGNATURE:** Richard Walker **DATE:** 18 2021  
**START TIME:** 9am **FINISH TIME:** 5PM

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
<b>SPECIAL INSTRUCTIONS</b>				
1	As needed, de-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work. Follow lock out/tag out procedures at all times.	✓		
<b>TO BE PERFORMED AT EACH INSPECTION SERVICE</b>				
1	Check fan blades for dust buildup and clean if necessary.	✓		
2	Check fan blades and moving parts for cracks and excessive wear.	✓		
3	Tighten all electrical connectors to proper torque as needed.	✓		
4	Check that the fan runs properly in all speeds as applicable.	✓		
5	Check dampers and rotating auto diffusers for dirt accumulations, clean as necessary. Check felt, repair or replace as necessary.	✓		
7	Lubricate mechanical connections of dampers sparingly as applicable.	✓		
8	Check the valve(s) for signs of leakage and proper operation. If leak is detected, submit a CM.	✓		
9	Clean coils by brushing, blowing, vacuuming	✓		
10	Check coils for leaking, tightness of fittings.	✓		
11	Use fin comb to straighten coil fins as needed.	✓		
12	Check belts for wear and cracks, adjust tension or alignment as applicable. Replace belts when necessary.	✓		No Belts
13	Check rigid couplings for alignment on direct drives, and for tightness of assembly	✓		
14	Vacuum interior of unit.	✓		
15	Check filter door for proper gasketing and air leaks. Correct as needed.	✓		
16	Change the filter as needed with the correct size and type filter.	✓		Filter gets checked Quarterly <u>Washable</u>
17	Insure that drain(s) are clear and running. - Install condensate tablet	✓		
18	Clean up work area. - Record Humidity level in area	✓		Humidity <u>18, 22, 23, 24</u> %

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: General Maintenance Worker

**Additional Notes:**