CERTIFICATION OF WORK
PREVENTIVE MAINTENANCE

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

FACID/Building: NY039 Date of Visit: 12-4-18 / 12-6-18 / 12-17-18

Contractor Personnel on Site:

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

Work Performed:

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

1. 1383 FQT, 1384 FQT, 1419 MO, 1420 MO, 1647 SA, 1648 SA, 1649 SA, 1650 SA
2. 1651 SA, 1652 SA, 1460 QT, 1653 SA, 1654 SA
3. Air Handler, Fan Coil, DOuble Light, Single Gate, Unit Heater, Floor Mounted
4. Fan Coil, Unit Heater, Double Light, Exhaust System, Unit Heater
5. _____

CERTIFICATION OF WORK

To be signed by the Contractor:

Print Name: Patrick Brown Date: 12-21-18

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: Doug Krusko Date: 12/21/18

Signed: _____

E-Mail: douglas.krusko.ctr@mail.mil

CMI Management Inc.

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
AIR HANDLER

SITE AND BLDG #: NY039 - Bldg 1

MECHANIC SIGNATURE: [signature] **DATE:** 12-6-18

LOCATION/RM #: Basement AHU Room **WO#** 1383 **ASSET #** 9891

START TIME: 8 am **FINISH TIME:** 11:4M

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE YES	TASK COMPLETE NO	NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
	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 excessive wear
2	Check running motor amperatures on all three phases (record in note column) notate L1, L2, and L3 amp draws.			L1 12.2 L2 12.2 L3 12.3
3	Tighten all electrical connectors/lugs to proper torque.	✓		All are tightened
4	If unit is a multi-zone air handler, then check each individual zone damper and associated controls.	✓		
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 Belts (2) BX112 and replaced Air Filters 12-20x20x2, 8-20x25x2
7	Check damper actuators and linkage for proper operation. Adjust linkage on dampers if out of alignment.	✓		
8	Lubricate mechanical bearings and connections sparingly.	✓		Put grease in until I saw it pushing out of the Bearings
9	Clean coils by brushing, blowing, vacuuming, or pressure washing.	✓		Used a vaccume and Air Duster Cans
10	Check coils for leaking, tightness of fittings.	✓		No leaks or loose Fittings
11	Use fin comb to straighten coil fins.	✓		
12	If applicable, clean strainer (annually).		✓	
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 YES	TASK COMPLETE NO	NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
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.	✓		Shives need to Be replaced they are worove out and might cut the Belts
15	Check rigid couplings for alignment on direct drives, and for tightness of assembly. Check flexible couplings for alignment and wear.		✓	Not Direct Drive
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.	✓		
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 discription of the deficiency.
To be perfomed by: HVAC Technician
Additional Notes: I patched and reinsulated a hole in the Duct work and started to Clean up the unit