

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST

PTAC

 SITE AND BLDG #: VA006

 MECHANIC
SIGNATURE:



 DATE: 06-02-21

 LOCATION/RM #: WO# 14202 ASSET # 2246

 START TIME: 0900

 FINISH TIME: 1630

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
SPECIAL INSTRUCTIONS				
1	Schedule shutdown with operating personnel, as needed.	✓		
2	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.	✓		
TO BE PERFORMED AT EACH INSPECTION SERVICE				
1	Clean the filter with a vacuum or running water. Inspect filter quarterly, replace/clean as needed	✓		
2	Remove the front grille and clean it with a dampened cloth.	NA		
3	Inspect the control panel door and plug. Repair deficiencies.	✓		
4	Check the caulking around the PTAC wall sleeve to make sure all air and water openings are properly sealed.	✓		
5	Check that condensate drains properly. Remove any debris/blockages.	✓		
6	Clean condenser coils with proper coil cleaner.	✓		
7	Place drain pan cleaner tablet in the basepan to inhibit bacteria growth.	✓		
8	Check clearance around the HVAC unit to ensure that the intake air and discharge air paths are not blocked or restricted	✓		
9	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 performed by: General Maintenance Worker

Additional Notes:

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST

OUTDOOR PACKAGED UNIT/ROOF TOP UNIT (RTU)

 SITE AND BLDG #: VA006

 MECHANIC SIGNATURE: 
 DATE: 06-02-21

 LOCATION/RM #: _____ WO# 14202 ASSET # 2247

 START TIME: 0900 FINISH TIME: 1630

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				
1	Thoroughly inspect and clean interior and exterior of machine with wet/ dry vacuum, (remove panels).	✓		
2	Clean drain pan and note excessive corrosion. Place tablet in condensate pan	✓		
3	Check for refrigeration leaks on all lines, valves, fittings, coils, etc., using a halogen leak detector or similar testing device. If leaks are not able to be stopped or corrected, report leak status to supervisor.	✓		
4	Check condition of cooling and reheat coils. Use fin comb if need to straighten fins.	✓		
5	Clean coils as needed. Use detergent solution and warm water if coil is heavily soiled.	✓		
7	Clean and lubricate motor and squirrel cage fan(s). Check alignment of motor and fan. Check bearings for excessive wear.	✓		
8	Check belt tension and condition. Adjust or replace as required.	✓		
9	Replace pre-filters Quarterly, Final Filters Annually	✓		
11	If applicable confirm the following: i. Humidistat activates humidifier. ii. Reheat coils activate properly. iii. Discharge air temp is set properly.	✓		
12	Check and adjust vibration eliminator mountings if equipped.	✓		
13	If applicable, clean and test condensate pump and alarm.	✓		

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To be performed by: HVAC Technician

Additional Notes: