

**CERTIFICATION OF WORK
PREVENTIVE MAINTENANCE**

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

FACID/Building: NY067 Date of Visit: 12/1/21

Contractor Personnel on Site:

- | | |
|-------------------------|----------|
| 1. <u>PATRICK BROWN</u> | 3. _____ |
| 2. _____ | 4. _____ |

Work Performed:

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

1. WO#'S , 14951 , 14964 , 15046-15052 , 15155 , 15167 , 15179 ,
2. 15053-15055 , 15180 , 15056 , 15057
3. ASSET#'S , 10612 , 10559 , 10560 , 10566 , 10567 , 10568 ,
4. 10613 , 10614 , 10551 , 10636-10638 , 10643 , 10644 ,
5. 190917- , 450 , 430-433 , 446 , 449 , 455

CERTIFICATION OF WORK

To be signed by the Contractor:

Print Name: Patrick Brown Date: 12/1/21

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: AMMIE Mearero Date: 12/1/21

Signed: 

E-Mail: _____

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
AIR COOLED CHILLER, PACKAGE UNIT

SITE AND BLDG #: NY067 BLDG1

MECHANIC
SIGNATURE: 

DATE: 12/1/21

LOCATION/RM #: Outside WO# 15155 ASSET # 10551

START TIME: 10:30am

FINISH TIME: 11:30am

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.	☒	☒	
2	No intentional venting of refrigerants is permitted. During the servicing, maintenance, and repair of refrigeration equipment, the refrigerant must be recovered.	☒	☒	
3	Whenever refrigerant is added or removed from equipment, record the quantities on the appropriate forms. Forms to be maintained by technician in universal waste binder.	☒	☒	
4	Recover, recycle, or reclaim the refrigerant as appropriate.	☒	☒	
5	If disposal of the equipment item is required, follow regulations concerning removal of refrigerants and disposal of the item.	☒	☒	
6	If materials containing refrigerants are discarded, comply with EPA regulations as applicable.	☒	☒	
7	Refrigerant oils to be treated as hazardous waste.	☒	☒	
8	Closely follow all safety procedures described in the Safety Data Sheet (SDS) for the refrigerant and all labels on refrigerant containers.	☒	☒	
9	Remove access covers prior to accomplishing check points.	☒	☒	
TO BE PERFORMED AT EACH INSPECTION SERVICE				
CONDENSER				
1	Remove debris from air screen and clean underneath unit.	☒	☒	unit is clean
2	Pressure wash coil with proper cleaning solution.	☒	☒	used water and cleaning solution
3	Straighten fin tubes with fin comb.	☒	☒	fin tubes are straight
4	Check electrical wiring and tighten loose connections. Check fused disconnect switches for condition and operation, contactors	☒	☒	all are good
5	Check mounting for tightness.	☒	☒	mounts are tight
6	Check for corrosion. Clean and treat with inhibitor as needed.	☒	☒	no corrosion found
7	Check fan or blower for bent or damaged blades and imbalance.	☒	☒	no bent or damaged plates

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
8	Lubricate shaft and motor bearings on fans and remove old or excess lubricant, if applicable.	✓	✓	no lubrication needed
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.	✓	✓	no pulleys belts or couplings
EVAPORATOR				
1	Inspect evaporator for any obvious deficiencies.	✓	✓	no obvious deficiencies
2	Inspect plumbing, valves and flanges for leaks and correct as needed.	✓	✓	no leaks found
COMPRESSOR(S)				
1	Lubricate drive coupling, if applicable.	✓	✓	no Drive coupling
2	Lubricate motor bearings (non-hermetic), if applicable.	✓	✓	hermetic Motors
3	Check bearings for vibrations or unusual noises.	✓	✓	no vibrations or unusual noises
4	Leak test unit with soap test or electronic device.	✓	✓	used electronic device
5	Check compressor oil level., if applicable.	✓	✓	oil level is good
6	Run machine; check action of controls, relays, switches, etc. to see that: a. Compressor(s) run at proper settings. b. Suction and discharge pressures are proper.	✓	✓	settings are correct
7	Check vibration eliminators. Replace as necessary.	✓	✓	vibration eliminators are good
8	Document AMP draw on compressors	✓	✓	L1 120. L2 120. L3 120
9	Check safety controls for high pressure cut off.	✓	✓	high pressure cutoff functions properly
CONTROLS				
1	Record chilled water supply and return temps and Humidity .	✓	✓	

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: