

**CERTIFICATION OF WORK
PREVENTIVE MAINTENANCE**

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

FACID/Building: NY039 Date of Visit: 11/29/21

Contractor Personnel on Site:

1. PATRICK BROWN 3. _____
2. _____ 4. _____

Work Performed:

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

1. WO#'S , 14978 , 14979 , 15146 -15149 , 15161 , 15165 , 15176 , 15186 ,
2. 15150 , 15151-15153
3. ASSET#'S , 9932 , 9935 , 9898 , 9929 , 9933 , 9934 , 9890 , 9940 ,
4. 9941 , 9946 , 9947 , 190917- , 269 , 250 , 251 , 263 , 268 , 265 , 266
5. _____

CERTIFICATION OF WORK

To be signed by the Contractor:

Print Name: Patrick Brown Date: 11/29/21

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: SGT STORMS Date: 11/29/21

Signed: 

E-Mail: _____

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
AIR COOLED CHILLER, PACKAGE UNIT

SITE AND BLDG #: **NY039 BLDG1**

outside AHU room

LOCATION/RM #: **WO# 15161** ASSET # **9890**MECHANIC
SIGNATURE: DATE: **11/29/21**START TIME: **10am**FINISH TIME: **11am**

| 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 |

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|----------------------|--|---------------|----|---|
| | | 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 description of the deficiency.

To be performed by: HVAC Technician

Additional Notes:

this chiller has not run since the air handler went down