CERTIFICATION OF WORK
PREVENTIVE MAINTENANCE

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

FACID/Building: __NY039_____ Date of Visit: __2/6/20_____

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 6976AN, 7017-7018MO, 7208-7211QT, 7276SA, 7279PMM, 7292PMQ__

2. __7304-7305 PMS, 6941PFA, 7212-7215 PMQT__

3. __BOILER, OUTSIDE LIGHTING, GATES, CIRCULATING PUMP, HEATER, EXPANSION__

4. __TANKS, EMERGENCY EXIT SIGNS, KEYPAD ENTRY, AIR COMPRESSOR FILTER__

5. _____

CERTIFICATION OF WORK

To be signed by the Contractor:

Print Name: __Patrick Brown_____ Date: __2/6/20_____

Signed: _____

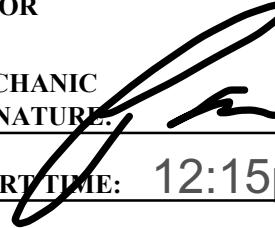To be signed by Facility Manager:

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: __E5 Carlos Erazo_____ Date: __2/6/20_____

Signed: _____

E-Mail: _____

CMI Management Inc.

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
AIR COMPRESSOR

SITE AND BLDG #: NY039-02

MECHANIC SIGNATURE: _[signature]_ **DATE:** 2/6/20

LOCATION/RM #: **WO#** 6941 **ASSET #** 190917-273 **START TIME:** 12:15pm **FINISH TIME:** 1pm

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	Perform a visual inspection of the air system, noting any obvious leaks or portions of the air distribution network that may be subject to physical damage.	✓		main air valve leaks oil is leaking from crankcase
2	Change compressor crankcase oil (annually).	✓		oil is new
3	Clean or replace air intake filter, as needed.	✓		filter is new
4	Check air dryer, automatic condensate drains, and air tank for proper operation. Manually blow down condensate tank if needed. Clean condenser coils and cover grills, if applicable.	✓		no air dryer or automatic drain
5	Inspect oil separators for any sign of oil entering the system.		✓	no oil separators
6	Inspect belt alignment and condition. Adjust or replace belts as required. Belts should be replaced in complete sets.	✓		belts need to be replaced
7	Check motor starter contactor - inspect contacts for pitting or arcing	✓		found pitting
8	Clean heat exchange surfaces.	✓		
9	Check gauges to be in good condition	✓		gauge needs to be replaced
10	On two stage compressor, check intermediate pressure.		✓	single stage
11	Test relief valves, replace if leaking . Do not readjust safety relief valves in the field.	✓		relief valves are good
12	Check cut in and cut out of compressor pressure controller, readjust if necessary for proper air pressure requirements. Do not exceed ASME maximum tank pressure.	✓		unable to properly adjust pressure
13	Check to make sure belt guard is installed prior to putting air compressor back in service.	✓		

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
14	Check if air compressor is running excessively or frequently cycling on and off (possible leaks).	✓		

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: General Maintenance Worker

Additional Notes:

there are several leaks on this unit air and oil , it does not hold air long enough to adjust cut in and cut out pressure's the oil level does not hold when the unit is running and it makes a lot of knocking noises that it should not this unit should be replaced I'm requesting a cm ticket to be opened