

**CERTIFICATION OF WORK
PREVENTIVE MAINTENANCE**

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

FACID/Building: NY051 Date of Visit: 3/10/20 - 3/19/20

Contractor Personnel on Site:

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

Work Performed:

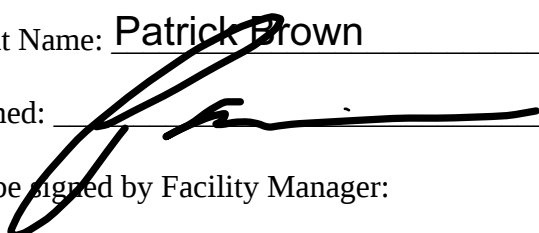
Preventive Maintenance - Services Completed (Annual, Quarterly, Monthly, equipment identification, etc.)

1. WO'S 7357-7358FQT, 7436-7437MO, 7495-7498SA, 7653M, 7673PMS
2. 7359-7360FQT, 7464QT, 7499-7500SA
3. FILTERS, LIGHTING, GATES, AIR HANDLERS, CHILLER, MINI SPLIT, VFD,
4. HEATING AND VENT SYSTEM, PTAC, EXHAUST
5.

CERTIFICATION OF WORK

To be signed by the Contractor:

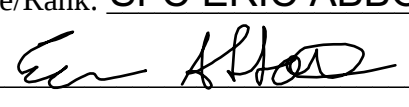
Print Name: Patrick Brown Date: 3/19/20

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: SFC ERIC ABBOT Date: 3/19/20

Signed: 

E-Mail:

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST

AIR HANDLER

SITE AND BLDG #: **NY051-01**MECHANIC
SIGNATURE: DATE: **3/19/20**LOCATION/RM #: **WO# 7495 ASSET # 1035**
7496 1036START TIME: **8am**FINISH TIME: **10am**

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
SPECIAL INSTRUCTIONS				
1	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 cracks or excessive wear
2	Check running motor amperatures on all three phases (record in note column) notate L1, L2, and L3 amp draws.-Inspect contactors	☒	☐	L1 120. L2 120. L3 120.
3	Tighten all electrical connectors/lugs to proper torque.	☒	☐	all are tight
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.	☒	☐	set screws are tight
6	Replace filters quarterly, replace as necessary. Check belt, repair or replace as necessary.	☒	☐	filters were replaced
7	Check damper actuators and linkage for proper operation. Adjust linkage on dampers if out of alignment.	☒	☐	dampers function properly
8	Lubricate mechanical bearings and connections sparingly.	☒	☐	used Lucas heavy duty grease
9	Clean coils by brushing, blowing, vacuuming	☒	☐	
10	Check coils for leaking, tightness of fittings.	☒	☐	no leaks found
11	Use fin comb to straighten coil fins.	☒	☐	finns are straight
12	Report any equipment rust or condensate pan rust -IF found open CM	☒	☐	found rust
13	Flush and clean condensate pans and drains, Hose down coils and drain pans and wash with an appropriate EPA approved solution approved solution. Treat condensate pans with an EPA approved biocide.	☒	☐	coils are clean
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.	☒	☐	adjusted the tension on belts
15	Check rigid couplings for alignment on direct drives, and for tightness of assembly. Check flexible couplings for alignment and wear.	☒	☐	belt driven

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
16	Check and test freezestat for proper operation	✓	✓	freezestat functions properly
17	Vacuum interior of unit.	✓	✓	
18	Check filter doors and access doors for proper gasketing and air leaks. Correct as necessary.	✓	✓	no air leaks
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.	✓	✓	used Lucas heavy duty grease
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 performed by: HVAC Technician

Additional Notes:

The bearings in the motor on asset# 10035 are going bad and the motor will need to be replaced I'm requesting a cm ticket to be opened for this

I found rust in the drain pan in asset# 10035 I'm requesting a cm ticket to be opened for the issue

