

CMI Management Inc.

**PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST**  
PTAC

**SITE AND BLDG #:** WV002-1

**MECHANIC SIGNATURE:** *Brian M. Smart* **DATE:** 3-9-2026

**LOCATION/RM #:** WO# 21387 ASSET # 4688,4653 **START TIME:** 730 **FINISH TIME:** 400

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
<b>SPECIAL INSTRUCTIONS</b>				
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.	●		
<b>TO BE PERFORMED AT EACH INSPECTION SERVICE</b>				
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.	●		
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:**