

CMI Management Inc.

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST

PTAC

SITE AND BLDG #: WV035

MECHANIC SIGNATURE: Brian M. Smart **DATE:** 12/15/2025

LOCATION/RM #: WO# 20635 ASSET # 4682

START TIME: 7:30AM **FINISH TIME:** 330

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

