

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST

FAN COIL UNIT/ DUCTLESS MINI SPLIT

SITE AND BLDG #: NY060 - 01 Main Building

MECHANIC SIGNATURE: *Christopher N Pothier* **DATE:** 3 - 11 - 19

LOCATION/RM #: Sim ceiling **WO#** 2910 **ASSET #** 10444

START TIME: _____ **FINISH TIME:** _____

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
SPECIAL INSTRUCTIONS				
1	In addition to the procedure(s) outlined in this standard, the equipment manufacturer’s recommended maintenance procedure(s) and/or instruction(s) shall be strictly adhered to.	X		
2	Schedule shutdown with operating personnel, as needed.	X		
3	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.	X		
TO BE PERFORMED AT EACH INSPECTION SERVICE				
1	Check fan blades for dust buildup and clean if necessary.		X	see notes
2	When applicable, check fan blades and moving parts for cracks and excessive wear.		X	See Notes
3	Tighten all electrical connectors to proper torque asneeded.	X		
4	Check that the fan runs properly in all speeds as applicable.		X	see notes
5	Check dampers and rotating auto diffusers for dirt accumulations, clean as necessary. Check felt, repair or replace as necessary.		X	see notes
6	Check damper actuators and linkage for proper operation as applicable. Adjust linkage on dampers if out of alignment.		X	See Notes
7	Lubricate mechanical connections of dampers sparingly as applicable.		X	see notes
8	Check the valve(s) for signs of leakage and proper operation. If leak is detected, submit a UE.	X		
9	Clean coils by brushing, blowing, vacuuming, or pressure washing.		X	see notes
10	Check coils for leaking, tightness of fittings.		X	see notes
11	Use fin comb to straighten coil fins as needed.		X	see notes
12	Check belts for wear and cracks, adjust tension or alignment as applicable. Replace belts when necessary.		X	see notes
13	Check rigid couplings for alignment on direct drives, and for tightness of assembly		X	see notes
14	Vacuum interior of unit.		X	see notes

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
15	Check filter door for proper gasketing and air leaks. Correct as necessary.		X	see notes
16	Change the filter as needed with the correct size and type filter.		X	see notes
17	Insure that drain(s) are clear and running.	X		
18	Clean up work area.	X		

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:

This unit is a coil inside of the ductwork. I could not find an access point without disassembling the duct work.

unit model number is LHN247HV

unit serial number is 310KAHG00025