

Preventative Maintenance Checklist for HVAC

Automated Form Number Template Library-Example Template Project-Example Team-DP-PEA-0040-0

Building or Area being Inspected Pines Apartment Blocks

Name of Inspector/Auditor Dave Hodgson

Date and Time of Inspection Friday, 26 April 2019

HVAC

Inspect at least twice a year, with seasonal start-up and run inspections

| | | | |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------|
| Checkbox | Do screws, latches, gaskets, or missing screws need replacements? | No | |
| Checkbox | Recharge P-traps or U-bend water traps for condensate drain pans | Yes | |
| Checkbox | Has a qualified mechanical contractor provide seasonal PM of chillers and boilers services? | Yes | |
| Checkbox | For cooling towers, disassemble screens and access panels for inspection | Yes | |
| Checkbox | Inspect the cooling tower fill, support structure, sump and spray nozzles | Yes | |
| Checkbox | Fill valve, gear box, drive coupling, fan blades, and motor bearings | Yes | |
| Checkbox | Clean starter and cabinet | Yes | |
| Checkbox | Inspect wiring: check motor starter contacts for wear and proper operation; megger test the motor and log readings | Yes | Readings: See attached for log readings |
| Checkbox | Check the condition of the sump heater and contactor, and log observations | Yes | Observations: No observations, sump heater in good condition |
| Checkbox | Has bearing lubrication for pump been completed at least annually? Inspect couplings and check for leaks, Investigate unusual noises | Yes | |
| Checkbox | Has cleaning or replacing air filters of air handling unit been completed at least once a month (some may only need to be changed every 3-6 months)? | No | |

Hvac Preventive Maintenance Checklist

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Hvac Preventive Maintenance Checklist:

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