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**From:** Kimmy D. Clements <Kimmy\_Clements@pantropic.com>  
**Sent:** Friday, October 20, 2017 3:20 PM  
**To:** Chris Johnson; Roberto A. Garcia  
**Cc:** greg@kwru.com; robert@kwru.com  
**Subject:** RE: COI Example  
**Attachments:** PM inspection reports.pdf

Hi Chris,

I have attached our PM1 inspection report as a guide for maintenance inspections. Please let me know if I can be of further assistance.

Have a great weekend.

Kindly,

Kimmy Clements  
Rental Coordinator | Pantropic Power  
786-209-0961 | Fax: 305-675-3163  
Cell: 786-402-0111  
[kimmy\\_clements@pantropic.com](mailto:kimmy_clements@pantropic.com)  
[www.pantropic.com](http://www.pantropic.com)



The “Pantropic Power Promise” is to provide an exceptional customer experience. Please share your [Feedback](#) with us!

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**From:** Chris Johnson [mailto:chris@kwru.com]  
**Sent:** Friday, October 20, 2017 2:20 PM  
**To:** Kimmy D. Clements <Kimmy\_Clements@pantropic.com>; Roberto A. Garcia <Roberto\_Garcia@pantropic.com>  
**Cc:** greg@kwru.com; chris@kwru.com; robert@kwru.com  
**Subject:** RE: COI Example

Roberto and Kim,

The Utility maintenance group is looking for a check list of maintenance items to be checked on the unit that is presently on site as the Utility’s standby generator. Please send a list, SOP, etc. for the maintenance activities and checks that need to be performed on the 800KW CAT unit.



Christopher A. Johnson  
President  
6630 Front Street  
Key West, FL 33040  
(305) 295-3301  
[www.kwru.com](http://www.kwru.com)

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**From:** Kimmy D. Clements [[mailto:Kimmy\\_Clements@pantropic.com](mailto:Kimmy_Clements@pantropic.com)]  
**Sent:** Friday, October 13, 2017 10:04 AM  
**To:** Chris Johnson <[chris@kwru.com](mailto:chris@kwru.com)>  
**Cc:** Roberto A. Garcia <[Roberto\\_Garcia@pantropic.com](mailto:Roberto_Garcia@pantropic.com)>; [greg@kwru.com](mailto:greg@kwru.com); [chriskw@bellsouth.net](mailto:chriskw@bellsouth.net)  
**Subject:** RE: COI Example

Got it, thank you 😊

Kimmy Clements  
Rental Coordinator | Pantropic Power  
786-209-0961 | Fax: 305-675-3163  
Cell: 786-402-0111  
[kimmy\\_clements@pantropic.com](mailto:kimmy_clements@pantropic.com)  
[www.pantropic.com](http://www.pantropic.com)



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**From:** Chris Johnson [<mailto:chris@kwru.com>]  
**Sent:** Friday, October 13, 2017 9:54 AM  
**To:** Kimmy D. Clements <[Kimmy\\_Clements@pantropic.com](mailto:Kimmy_Clements@pantropic.com)>  
**Cc:** Roberto A. Garcia <[Roberto\\_Garcia@pantropic.com](mailto:Roberto_Garcia@pantropic.com)>; [greg@kwru.com](mailto:greg@kwru.com); [chriskw@bellsouth.net](mailto:chriskw@bellsouth.net)  
**Subject:** RE: COI Example

Kim,

Great we will be expecting him/her around 3:00 ish. Attached is an Amended COI they fixed a spelling mistake. -Chris



Christopher A. Johnson  
President  
6630 Front Street  
Key West, FL 33040  
(305) 295-3301  
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**From:** Kimmy D. Clements [[mailto:Kimmy\\_Clements@pantropic.com](mailto:Kimmy_Clements@pantropic.com)]  
**Sent:** Friday, October 13, 2017 9:51 AM  
**To:** Chris Johnson <[chris@kwru.com](mailto:chris@kwru.com)>  
**Cc:** Roberto A. Garcia <[Roberto\\_Garcia@pantropic.com](mailto:Roberto_Garcia@pantropic.com)>; [greg@kwru.com](mailto:greg@kwru.com); [chriskw@bellsouth.net](mailto:chriskw@bellsouth.net)  
**Subject:** RE: COI Example

Good morning Chris,  
Yes I did receive your message when I came out of my meeting. We already have transport heading OUR way to hook up and head south. The driver should be leaving our facility around 11am heading your way. I gave them you cell number as point of contact.

Thank you for your business,

Kimmy Clements  
Rental Coordinator | Pantropic Power  
786-209-0961 | Fax: 305-675-3163  
Cell: 786-402-0111  
[kimmy\\_clements@pantropic.com](mailto:kimmy_clements@pantropic.com)  
[www.pantropic.com](http://www.pantropic.com)



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**From:** Chris Johnson [<mailto:chris@kwru.com>]  
**Sent:** Friday, October 13, 2017 9:48 AM

**To:** Kimmy D. Clements <[Kimmy\\_Clements@pantropic.com](mailto:Kimmy_Clements@pantropic.com)>  
**Cc:** Roberto A. Garcia <[Roberto\\_Garcia@pantropic.com](mailto:Roberto_Garcia@pantropic.com)>; [greg@kwru.com](mailto:greg@kwru.com); [chriskw@bellsouth.net](mailto:chriskw@bellsouth.net)  
**Subject:** RE: COI Example

Kim,

I left you a voice message earlier this morning. The Utility is located at 6630 Front Street, Key West, FL 33040. We are actually on Stock Island which is the island next to Key West proper. Mile Marker would be 5 TURN INTO STOCK ISLAND at CVS Pharmacy, the Left onto MacDonald Ave at the Stop Sign then a soft right at WEST MARINE onto 4<sup>th</sup> Ave, then an immediate LEFT onto Front Street.



Christopher A. Johnson  
President  
6630 Front Street  
Key West, FL 33040  
(305) 295-3301  
[www.kwru.com](http://www.kwru.com)

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**From:** Chris Johnson [<mailto:chris@kwru.com>]  
**Sent:** Thursday, October 12, 2017 6:30 PM  
**To:** 'Kimmy D. Clements' <[Kimmy\\_Clements@pantropic.com](mailto:Kimmy_Clements@pantropic.com)>  
**Cc:** 'Roberto A. Garcia' <[Roberto\\_Garcia@pantropic.com](mailto:Roberto_Garcia@pantropic.com)>  
**Subject:** RE: COI Example

Ms. Clements,

COI is attached. Please let me know if there is a problem by calling me @ 305-522-0052 (cell phone).

Thank you,



Christopher A. Johnson  
President  
6630 Front Street  
Key West, FL 33040  
(305) 295-3301  
[www.kwru.com](http://www.kwru.com)

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**From:** Kimmy D. Clements [[mailto:Kimmy\\_Clements@pantropic.com](mailto:Kimmy_Clements@pantropic.com)]  
**Sent:** Thursday, October 12, 2017 2:21 PM  
**To:** [chris@kwru.com](mailto:chris@kwru.com)  
**Cc:** Roberto A. Garcia <[Roberto\\_Garcia@pantropic.com](mailto:Roberto_Garcia@pantropic.com)>  
**Subject:** COI Example

Good afternoon Chris,

I have attached an example of what we require for renting equipment.

Kindly,

Kimmy Clements  
Rental Coordinator | Pantropic Power  
786-209-0961 | Fax: 305-675-3163  
Cell: 786-402-0111  
[kimmy\\_clements@pantropic.com](mailto:kimmy_clements@pantropic.com)  
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# PANTROPIC POWER



PANTROPIC POWER, Inc.  
8205 NW 58th Street  
Miami, FL 33166  
305-592-4944

**PREVENTIVE MAINTENANCE  
LEVEL 1 INSPECTION  
EMERGENCY POWER  
SUPPLY SYSTEMS**

CUSTOMER (NAME AND ADDRESS)			MOBILE NO.	
GENERATOR SET LOCATION	CONTACT	EMAIL CONTACT	TELEPHONE NO.	
ENGINE MODEL	SERIAL NO.		SERVICE METER	DATE
GENERATOR MODEL	SERIAL NO.		VOLTS	SERVICE LEVEL

## INSPECTION AND PREVENTIVE MAINTENANCE CHECKLIST

PAGE 1 OF 2

	SATIS-FACTORY	UNSATIS-FACTORY	COMMENTS
<b>COOLING SYSTEM</b>			
LEVEL			
COOLANT PROTECTION LEVEL <sup>1</sup>			ADD <input type="checkbox"/> YES <input type="checkbox"/> NO
ADEQUATE COOLING WATER TO HEAT EXCHANGER			
ROD OUT HEAT EXCHANGER			
ADEQUATE FRESH AIR THROUGH RADIATOR			
CLEAN EXTERIOR OF RADIATOR			
FAN AND ALTERNATOR BELT			
WATER PUMP(S)			
CONDITION OF FLEXIBLE HOSES AND CONNECTIONS <sup>1</sup>			
JACKET WATER HEATER			
INSPECT DUCT WORK, CLEAN LOUVERS			
LOUVER MOTORS AND CONTROLS			
<b>FUEL</b>			
MAIN SUPPLY TANK LEVEL <sup>2</sup>			LEVEL (      )
DAY TANK LEVEL			
DAY TANK FLOAT SWITCH			
SUPPLY OR TRANSFER PUMP OPERATION			
SOLENOID VALVE OPERATION			
FLEXIBLE HOSE AND CONNECTORS			
TANK VENTS AND OVERFLOW PIPING UNOBSTRUCTED			
WATER SEPARATOR/RACOR			
PIPING			
FUEL FILTERS PRIM./SEC.			GAUGE <input type="checkbox"/> YES <input type="checkbox"/> NO
STRAINER/WATER SEPARATOR			
<b>EXHAUST SYSTEM</b>			
LEAKAGE			
INSULATION AND FIRE HAZARDS			
EXHAUST SYSTEM HANGERS AND SUPPORTS			
FLEXIBLE EXHAUST SECTION			
<b>LUBRICATION SYSTEM</b>			
S.O.S.			TAKEN <input type="checkbox"/> YES <input type="checkbox"/> NO
OIL LEVEL			ADD <input type="checkbox"/> YES <input type="checkbox"/> NO
OIL FILTER(S)			
OIL PRESSURE			
CRANKCASE BREATHER			

KWRU 017192

**INSPECTION AND PREVENTIVE MAINTENANCE CHECKLIST**

	SATIS-FACTORY	UNSATIS-FACTORY	COMMENTS
<b>BATTERY SYSTEM</b>			
ELECTROLYTE LEVEL <sup>3</sup>			
TERMINALS CLEAN AND TIGHT			
SPECIFIC GRAVITY OR STATE OF CHARGE			
CHARGER AND CHARGE RATE			
EQUALIZE CHARGE			
<b>ELECTRICAL SYSTEM</b>			
GENERAL INSPECTION			
WIRE CHAFING WHERE SUBJECT TO MOVEMENT			
OPERATION OF SAFETIES AND ALARMS			
BOXES, PANELS, AND CABINETS			
CIRCUIT BREAKERS, FUSES <small>NOTE: DO NOT BREAK MANUFACTURER'S SEALS OR PERFORM INTERNAL INSPECTION ON THESE DEVICES</small>			
TRANSFER SWITCH MAIN CONTACTS			
<b>GENERATOR</b>			
BRUSH LENGTH, APPEARANCE, FREE TO MOVE IN HOLDER			
COMMUTATOR AND SLIP RINGS			
BEARING(S)			
BEARING GREASE			
EXCITER			
VOLTAGE REGULATOR			
ROTOR AND STATOR (VISUAL) <sup>4</sup>			
BEARING TEMPERATURE CHECK			
ROTATING RECTIFIER CHECK			
<b>PRIME MOVER</b>			
GENERAL INSPECTION			
SERVICE AIR CLEANER			
GOVERNOR OIL			
GOVERNOR OIL LEVEL AND LINKAGE			
IGNITION SYSTEM - PLUGS, POINTS, COIL, CAP, ROTOR, SECONDARY WIRE INSULATION			
CHOKE SETTING AND CARBURETOR ADJUSTMENT			
<b>MEGOHMMETER TEST<sup>6</sup> (IF APPLICABLE)</b>			
MAIN STATOR			
MAIN ROTOR			
EXCITOR STATOR			
EXCITER ROTOR			
PERMANENT MAGNET <sup>5</sup>			
<sup>1</sup> REPLACE EVERY 3 YEARS <sup>2</sup> SAMPLE QUALITY OF FUEL ANNUALLY (WATER, ALGAE, CONTAMINANTS) <sup>3</sup> REPLACE EVERY 2 YEARS <sup>4</sup> PERFORM MEGGER TEST ANNUALLY <sup>5</sup> PM - DISCONNECT VOLTAGE REGULATOR FIELD LEADS <sup>6</sup> UTILIZE THE 30/60 TIME RESISTANCE METHOD			

LIGHT LOADING CREATES A CONDITION TERMED *WET STACKING*, INDICATING THE PRESENCE OF UNBURNED FUEL OR CARBON, OR BOTH, IN THE EXHAUST SYSTEM. IT'S PRESENCE IS READILY INDICATED BY THE PRESENCE OF CONTINUAL BLACK SMOKE DURING ENGINE-RUN OPERATION. A **LOAD BANK TEST AT NAMEPLATE RATED CAPACITY SHOULD BE PERFORMED ANNUALLY TO ELIMINATE THIS CONDITION.**

COMMENTS/RECOMMENDATIONS \_\_\_\_\_  
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