

# **PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST** DOMESTIC HOT WATER HEATER - GAS

SITE AND BLDG #:		FA053		MECHANIC SIGNATURE:		SLK		DATE:		5/17/19	
LOCATION/RM #:		MECH WO# 8635		ASSET # 1863		START TIME:		9 30		FINISH TIME: 10	
CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		SPECIAL INSTRUCTIONS	NOTES/ACTIONS						
		YES	NO		(IF TASK COMPLETE IN CHECKED NO, PROVIDE ENCL. AND 10%)						
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.										
2	Follow lock out/tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.										
3	Use caution when working with natural gas fired equipment. Be aware of any smells (rotten egg) that could be a natural gas leak.										
4	Do not allow any open flames around equipment.										
<b>TO BE PERFORMED AT EACH INSPECTION SERVICE</b>											
1	Attach drain hose. Drain several gallons from tank to remove sediment.			✓							
2	Manually check operation of safety valve. Check for corrosion around valve. Verify the safety valve inspection tag is in place. Ensure that no personnel are in area of relief piping discharge.	✓									
3	Check all connections - electric, gas and water. Tighten as necessary.	✓									
4	Check operation and setting of aquastat. Check hot water temperature with dial thermometer, and set aquastat at minimum value required for all uses.	✓									
5	Drain storage and expansion tanks, and flush to remove sediment, scale, and soid at bottom of tank			✓							
6	Clean sight glasses on tanks	✓									
7	Clean strainer, check condition of traps. Report and repair leaks	✓									
8	Clean pump, controls, switches, and starters. Check operation of pump and condition of pump seal or packing, and replace as required.	✓									
9	If applicable. Remove and inspect Anode, replace if necessary	✓									
10	Clean up work area and remove trash	✓									

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 description of the deficiency.

To be performed by: General Maintenance Worker

NO SERVICE VALVES INSTALLED  
CANNOT DESCALE HEAT EXCHANGER

# **PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST** DOMESTIC HOT WATER HEATER - GAS

SITE AND BLDG #:		PADS3		MECHANIC SIGNATURE:		SK		DATE:		5/17/19	
LOCATION/RM #:		MECH WO# 8635		ASSET #		A62		START TIME:		9	
								FINISH TIME:		9:30	

  

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ACTIONS (IF TASK COMPLETE, CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
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.	✓		
2	Follow lock out/tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.	✓		
3	Use caution when working with natural gas fired equipment. Be aware of any smells (rotten egg) that could be a natural gas leak.	✓		
4	Do not allow any open flames around equipment.	✓		
<b>TO BE PERFORMED AT EACH INSPECTION SERVICE</b>				
1	Attach drain hose. Drain several gallons from tank to remove sediment.		✓	
2	Manually check operation of safety valve. Check for corrosion around valve. Verify the safety valve inspection tag is in place. Ensure that no personnel are in area of relief piping discharge.	✓		
3	Check all connections - electric, gas and water. Tighten as necessary.	✓		
4	Check operation and setting of aquastat. Check hot water temperature with dial thermometer, and set aquastat at minimum value required for all uses.	✓		
5	Drain storage and expansion tanks, and flush to remove sediment, scale, and solid at bottom of tank.		✓	
6	Clean sight glasses on tanks.	✓		
7	Clean strainer, check condition of traps. Report and repair leaks.	✓		
8	Clean pump, controls, switches, and starters. Check operation of pump and condition of pump seal or packing, and replace as required.	✓		
9	If applicable, Remove and inspect Anode, replace if necessary.	N/A		
10	Clean up work area and remove trash.	✓		

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 description of the deficiency.

To be performed by: General Maintenance Worker

NO SERVICE VALVES IN  
PLACE TO RUN DESCALER THROUGH  
TANKLESS WATER HEATER