

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST **UNIT HEATER, INFRARED, RADIANT, GAS**

SITE AND BLDG #:

Riverside 11D0000MECHANIC
SIGNATURE:[Signature]DATE: 9/11/19

LOCATION/RM #:

Box # 2 WO# 10330 ASSET # 2092START TIME: 1:20FINISH TIME: 1:50

CMI Management Inc. Preventative Maintenance Program Checklist		Unit Heater, Infrared, Radiant, Gas	
Checklist		Pass	Fail
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.	<input checked="" type="checkbox"/>	
2	Proflow lock out/tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.	<input checked="" type="checkbox"/>	
1	For gas/oil heaters: 1. Remove access panels if applicable. 2. Check the fire box liner or refractory for cracks and leaks. 3. Check all gas lines for leaks. Repair as needed.	<input checked="" type="checkbox"/>	<u>good</u>
2	Clean dirt from heater. Vacuuming is preferred.	<input checked="" type="checkbox"/>	<u>done</u>
3	Check operation of gas valve.	<input checked="" type="checkbox"/>	<u>good</u>
4	Check for gas leaks.	<input checked="" type="checkbox"/>	<u>gas leaks detected</u>
5	Check operation of thermostat.	<input checked="" type="checkbox"/>	<u>done</u>
6	If applicable, replace primary air intake filter.	<input checked="" type="checkbox"/>	<u>N/A</u>
7	As needed, clean spark electrode and reset gap, replace if necessary.	<input checked="" type="checkbox"/>	<u>N/A</u>
8	Inspect flue pipe and connections.	<input checked="" type="checkbox"/>	<u>good</u>
9	If applicable, inspect and clean outside air blower and blower intake.	<input checked="" type="checkbox"/>	<u>N/A</u>
10	Inspect unit for proper operation.	<input checked="" type="checkbox"/>	<u>done</u>
11	Inspect unit for overall condition and recommend for replacement or other needed repairs.	<input checked="" type="checkbox"/>	<u>done</u>

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: HVAC Technician
Additional Notes: