

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST

BOILER - ELECTRIC, GAS, OIL

SITE AND BLDG #: NY010-01

MECHANIC

SIGNATURE: Bill Davis

DATE: 10/8/25 10/29/25

	20152	6589	
	20153	6606	
LOCATION/RM #:	WO# 20154	ASSET # 6616	

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	Follow lock out/tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work. Wear appropriate respirator, goggles, and gloves while in contact with hazardous materials.	•		These 5 boilers listed have been removed. Replaced with 3 Lochinvar boilers. asset 6589 MOD CON 500 K03Q49917 asset 6606 MOD CON 500 K03Q49911 asset 6616 MOD CON 500 03Q49960 asset 6623 MOD CON 500 K03Q49962 asset 6625 MOD CON 500 K03Q49882
2	All automatically and manually operated control devices provided for controlling operation and safety of the vessel, steam or water pressure, hot water temperature, combustion, and boiler water level shall be inspected under operating conditions.-By Argent Inspectors -3rd party	•		Asset 6589 Lochinvar M:KBN701 S: 2043121515356 Boiler 1 Asset 6606 Lochinvar M:KBN701 S: 2043121515358 Boiler 2 Asset 6616 Lochinvar M:KBN701 S: 2043121515355 Boiler 3
3	All associated valves and piping, pressure and temperature indicating devices, metering and recording devices, and all boiler auxiliaries shall be inspected under operating conditions.	•		
4	Prepare boiler for internal inspection in the following manner:	•		
5	Fuel supply and ignition system shall be locked out.	•		
6	Water shall be drawn off and water side thoroughly washed out.-as required by PWS guide lines	•		
7	Manhole and handhole plates, washout plugs, and inspection plugs in water column connections shall be removed.	•		
8	The boiler shall be cooled and ready for 3rd party annual certification	•		
9	Pressure gage(s) shall be tested.	•		
10	If a boiler has not been properly prepared for an internal inspection, the inspector should decline to make the inspection.	•		
11	Account for all tools, materials, and equipment before closing boiler.	•		
TO BE PERFORMED AT EACH INSPECTION SERVICE				
1	Check boiler room for ventilation in accordance with the American Gas Association (AGA) burner requirements.	•		
2	Check operation of all gas controls and valves including: manual gas shutoff; petal gas regulator; safety shutoff valve (solenoid); automatic gas valve; petal solenoid valve; butterfly gas valve, motor, and linkage to air louver; safety petal solenoid (if used.)	•		

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		YES	NO	
3	Check flue connections for tight joints and minimum resistance to air flow. (combustion chamber, flues, breaching, and chimney are clear before firing.)	•		
4	Draft regulators require slightly negative pressure in the combustion chamber at maximum input.	•		
5	On forced draft burners, gas manifold pressure requirements should correspond with modulating (butterfly) valve in full open position and stable at all other firing rates.	•		
6	Check burner for flashback and tight shutoff of fuel.	•		
7	Check operation of automatic controls and combustion flame safeguards. Clean and adjust, if necessary.	•		
8	Replace fusible plugs, if applicable.	•		
9	Operation and adjustments should conform with manufacturer's instructions.	•		

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: HVAC Technician

Additional Notes: Bill returned 10/29/25 and found Boiler #2 working. Boiler #1 found alarm Flame failure ign, found that the gas was turned off, turned on and confirmed running properly. Boiler #3 had code maintenance required. Performed check and found internal settings needed to be reset and updated. Units are all running.