

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
UNIT HEATER, HOT WATER

SITE AND BLDG #: NY023-118

MECHANIC SIGNATURE: Dean Rowe

DATE: 11/2/20

LOCATION/RM #: Boiler Room / Entire Building

START TIME: 1030

FINISH TIME: 12pm

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
NY023-118	10566	9279	PM-QT-9279				J-27 1-pc Water Heater Inventory Rm 1007	
NY023-118	10642	190917-151	PMQ190917 151	Rheem	RTGH-95DVLN	M161609399	1-pc Water Heater Boiler Room	

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
SPECIAL INSTRUCTIONS				
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	Schedule shutdown with operating personnel.	✓		
3	Follow lock out/tag out procedures always. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.	✓		
TO BE PERFORMED AT EACH INSPECTION SERVICE				
1	Check valve for full stroke operation in both directions, if applicable.	✓		
2	Check valve for signs of abnormal wear and leaks. Replace packing if needed.	✓		
3	Clean the coil with vacuum cleaner.	✓		
4	Comb the fins as needed.	✓		

5	Clean all fans and motors.	✓	✓	
6	Check operation of controls and safeties.	✓	✓	
7	Lubricate as required.	✓	✓	
8	Check all motors, belts, pulleys, shafts, etc. for alignment.	✓	✓	

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 **Additional Notes:**

* Asset # 9277 in the building needs to be replaced it has corrosion and was leaking last year.

