

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
UNIT HEATER, HOT WATER

SITE AND BLDG #: NY023-121

MECHANIC
SIGNATURE: *Deen Lowe*

DATE: *12/28/22*

LOCATION/RM #: *Building 121*

START TIME: *10Am*

FINISH TIME: *12pm*

| Site Location | WO # | Asset # | PM # | Manufacturer | Model Number | Serial # | Asset Description | Asset Location |
|---------------|-------|---------|------------|--------------|--------------|---------------|-----------------------------------|----------------|
| NY023-121 | 20086 | 9296 | PM-SA-9296 | Modine | | | J-08 13-pc Unit Heater, Hot Water | |
| NY023-121 | 20087 | 9297 | PM-SA-9297 | Modine | HBS24S01 | 39103513-2407 | J-08 6-pc Unit Heater, Hot Water | |
| NY023-121 | 20088 | 9298 | PM-SA-9298 | Modine | HBS63501 | | J-08 1-pc Unit Heater, Hot Water | |
| NY023-121 | 20089 | 9299 | PM-SA-9299 | Modine | HBS63501 | 39013613-2391 | J-08 1-pc Unit Heater, Hot Water | |
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| CHECK POINT | CHECKPOINT DESCRIPTION | TASK COMPLETE | | NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION) | |
|---|--|---------------|----|---|--|
| | | YES | NO | SPECIAL INSTRUCTIONS | |
| 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 at all times. 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. | <input checked="" type="checkbox"/> | | |
| 2 | Check valve for signs of abnormal wear and leaks. Replace packing if needed. | <input checked="" type="checkbox"/> | | |
| 3 | Clean the coil with vacuum cleaner. | <input checked="" type="checkbox"/> | | |
| 4 | Comb the fins as needed. | <input checked="" type="checkbox"/> | | |
| 5 | Clean all fans and motors. | <input checked="" type="checkbox"/> | | |
| 6 | Check operation of controls and safeties. | <input checked="" type="checkbox"/> | | |
| 7 | Lubricate as required. | <input checked="" type="checkbox"/> | | |
| 8 | Check all motors, belts, pulleys, shafts, etc. for alignment. | <input checked="" type="checkbox"/> | | |

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:**