

**PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST**  
**UNIT HEATER, HOT WATER**

SITE AND BLDG #: NY023-206

MECHANIC  
SIGNATURE: *Deen Rowe*

DATE: *11/10/20*

LOCATION/RM #: *Boiler Room*

START TIME: *10Am*

FINISH TIME: *11Am*

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
NY023-206	10581	9520	PM-QT-9520	Turbomax	RETW 40-5	10350107	J-27 1-pc Water Heater Inventory Rm B08	

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.	<input checked="" type="checkbox"/>		
2	Schedule shutdown with operating personnel.	<input checked="" type="checkbox"/>		
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.	<input checked="" type="checkbox"/>		
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 type="checkbox"/>	<input type="checkbox"/>	
4	Comb the fins as needed.	<input type="checkbox"/>	<input type="checkbox"/>	

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:**

\* This is not a unit heater This is a Hot water tank (Asset #9520)

\* There are no unit heaters in this building just PTAC's, Boiler and Hot water system.

