

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
UNIT HEATER, HOT WATER

SITE AND BLDG #: NY023-319

MECHANIC
SIGNATURE:

Deen Rowe

DATE: 7/19/20

LOCATION/RM #:

Boiler Room

START TIME: 3pm

FINISH TIME: 4pm

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
NY023-319	7181	9546	PM-QT-9546	Bock	51E	00011772T	J-27 1-pc Water Heater Inventory Rm A009	

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 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.	—	—	
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:**

* This is an hot water tank not unit heater
and this tank leaking.

(CM) - Piping needs repair and maybe the burner, when I entered the
room water was coming out out of the burner motor.

