

**PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST**  
**DOMESTIC HOT WATER HEATER - GAS**

**SITE AND BLDG #:** NY058-02

**MECHANIC**  
**SIGNATURE:** *Dean Lowe*

**DATE:** *8/18/12*

**LOCATION/RM #:** *Boiler Room*

**START TIME:** *8Am*

**FINISH TIME:** *12pm*

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
NY058-02	18342	10184	PM-QT-10184	Rheem	ES120-24-G	AC0112D0 711RR061 1E00277	J-27 1-pc Water Heater Inventory Rm 210	
NY058-02	18343	10185	PM-QT-10185	Rheem	ES120-24-G	AC0112D0 711RR071 1E00133	J-27 1-pc Water Heater Inventory Rm 210	

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)	
		YES	NO	SPECIAL INSTRUCTIONS	
<b>SPECIAL INSTRUCTIONS</b>					
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	Follow lock out/tag out procedures always. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.	✓			
3	Use caution when working with natural gas fired equipment. Be aware of any smells (rotten egg) that could be a natural gas leak.	✓			
4	Do not allow any open flames around equipment.	✓			
<b>TO BE PERFORMED AT EACH INSPECTION SERVICE</b>					
1	Attach drain hose. Drain several gallons from tank to remove sediment.	✓			

2	Manually check operation of safety valve. Check for corrosion around valve. Verify the safety valve inspection tag is in place. Ensure that no personnel are in area of relief piping discharge.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
3	Check all connections - electric, gas and water. Tighten as necessary.	<input checked="" type="checkbox"/>		Electric NOT GAS
4	Check operation and setting of aqua stat. Check hot water temperature with dial thermometer and set aqua stat at minimum value required for all uses.	<input checked="" type="checkbox"/>		
5	Drain storage and expansion tanks, and flush to remove sediment, scale, and solid at bottom of tank.	<input checked="" type="checkbox"/>		
6	Clean sight glasses on tanks.	<input checked="" type="checkbox"/>	/A	
7	Clean strainer, check condition of traps. Report and repair leaks.	<input checked="" type="checkbox"/>		
8	Clean pump, controls, switches, and starters. Check operation of pump and condition of pump seal or packing and replace as required.	<input checked="" type="checkbox"/>	/	
9	If applicable, Remove and inspect Anode, replace if necessary	<input checked="" type="checkbox"/>	A	
10	Clean up work area and remove trash.	<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:**

\* Replaced heating supply piping because of corrosion.

\* Replaced drains because it was leaking