

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
RADIANT BASEBOARDS/CONVECTORS (STEAM, HOT WATER, OR ELECTRIC)

SITE AND BLDG #:	NY010 Bld#1		MECHANIC SIGNATURE:	Bill Davis	DATE:	1/3/23
LOCATION/RM #:	WO# 11637	ASSET # 3953	START TIME:	FINISH TIME:		
CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)		
		YES	NO	SPECIAL INSTRUCTIONS		
1	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 radiator valve for free turning and seating. Check packing.					
2	Remove covers or wall panels. Note: Extreme care must be taken when removing marble or granite wall panels. These panels are extremely heavy and very fragile.		•	Painted over access cover cant remove		
3	Check housing, braces, supports, hangers, and hardware for signs of deterioration or damage.	•				
4	Check temperature or flow controls, shutoff valves, vents and traps for proper operation.	•				
5	If radiator has automatic temperature regulating valve, remove valve cover and remove dirt by vacuuming.		•	N/A		
6	For hot water radiators, check air bleed valve.		•	none		
7	Report any rust issues and open a CM ticket	•				
8	Check coils, piping, and fin material for damage, leaks or looseness. Straighten finned material as necessary.	•				
9	Vacuum out finned tube area and interior housing.		•	cant remove covers		
10	Clean and replace covers or wall panels and caulk wall panels as required. Clean work area.	•				

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: