

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST

WATER HEATER

SITE AND BLDG #: VA009-01

 MECHANIC
SIGNATURE:

DATE:

5/7/19

LOCATION/RM #: MECH Room / supply area

START TIME: 9 AM

FINISH TIME: 10 AM

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
VA009-01	8497	1582	PM-QT-1582	State			J-1502000-27 1-pc Water Heater Room 127	RM127
VA009-01	8497	1583	PM-QT-1582	GE			J-1502000-27 1-pc Water Heater 40 Gal Room 135	RM135

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.			135° F water temp
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:**



Rust
at base of
water
heater



212VOLTS
ALL FUSES
OKAY

unable to
access
thermostats



208volts
150HMS ON ELEMENTS
exercised valve
thermostats set to
125°F