

REVIEWED

By Michael Merchan at 10:06 am, Feb 06, 2019

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
UNIT HEATER, HOT WATER

SITE AND BLDG #: VA048-01**MECHANIC SIGNATURE:** *Tm L***DATE:** *2/6/19***LOCATION/RM #:** *Rm 117***START TIME:** *9AM***FINISH TIME:** *11AM*

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
VA048-01	7245	1588		Rinnai		09.05-111515	J-1502000-27 1-pc Water Heater Room 117	

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.			<i>checked water temp 96°</i>		
2	Check valve for signs of abnormal wear and leaks. Replace packing if needed.			<i>took 3-5 min to get hot</i>		
3	Clean the coil with vacuum cleaner.			<i>water at 60°</i>		
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:**

○

