

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
DOMESTIC HOT WATER HEATER - ELECTRIC

SITE AND BLDG #: VA050-01

MECHANIC
SIGNATURE: *John G. Hefley*

DATE: 8.28.19

LOCATION/RM #:

START TIME: 10:00

FINISH TIME: 12:00

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
VA050-01	10101	1605					J-1502000-27 1-pc Water Heater Mech Rm	

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	Follow lock out/tag out procedures always. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.	✓	✗	
TO BE PERFORMED AT EACH INSPECTION SERVICE				
1	Attach drain hose. Drain several gallons from tank to remove sediment.	✓	✗	drain valve leaking (base)
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.	✓	✗	NOT OPERABLE (line cracked)
3	Check all connections - electric and water. Tighten as necessary. Ensure power is disconnected to electric heaters prior to checking connections.	✓	✗	
4	Check operation/ setting of aqua stat. Check hot water temperature with dial thermometer, set aqua stat at minimum value required for all uses.	✓	✗	
5	Check amperage draw of upper and lower elements and compare to name plate data.	✓	✗	
6	Clean element contacts and check for proper closing under load.	✓	✗	

Call Type

COM-PM - COM-PM - Commercial Planned Maint

Change

Call history

Customer PO

Primary Tech

Status

8/26/19 10:01 AM

7	Clean pump, controls, switches, and starters. Check condition of pump seal or packing and replace as required.	<input checked="" type="checkbox"/>	
8	If applicable, Remove and inspect Anode, replace if necessary		<input checked="" type="checkbox"/>
9	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:

— Collision located around domestic hot water
value

DOMESTIC HOT WATER

5/16/04
HOT water flushed
P.M.

SANI-STER

Mec

8

H.W
tan

This appliance must be connected to a gas source that complies with the requirements of the National Fuel Gas Code, ANSI Z223-1991, or Canadian Gas Association Document CGA-B1-91, or with local codes and ordinances. It complies with the requirements of the U.S. Department of Energy's Energy Efficiency Regulation promulgated under the Energy Policy and Conservation Act of 1992.



AUTOMATIC RECIRCULATING TUBE WATER HEATER
AUTOMATIC CIRCULATING TANK TUBE WATER HEATER
Draught-free automatic recirculation
Draught-free automatic tank bottom & circulation



COLD

