

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST

UNIT HEATER

SITE AND BLDG #: VA051-01

MECHANIC
SIGNATURE: *Andrew Bird*

DATE: 12-11-18

LOCATION/RM #:

START TIME: 8 AM

FINISH TIME: 3:30 PM

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
VA051-01	6673	4127		TPI	HF3B5120CA 1L	N/A	J-1502000-08 1-pc Unit Heater, Electric	Mech Rm
VA051-01	6673	4591		N/A	N/A	N/A	J-1502000-08 4-pc Unit Heater, Hot Water	Main Building
VA051-02	6747	4564		Trane	GPND0017 ADA 10000	AB8K0 7171	J-1502000-08 3-pc Unit Heater, Gas, Suspended	AMSA
VA051-02	6747	4612		Mitsubishi	MSZ-AD9NA	8011 847	J-1502000-08 6-pc Unit Heater, Electric, Wall Mounted	AMSA

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 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 heater coils and associated piping for leaks or corrosion.			
2	Clean heating coil. Brush vacuum where accessible.			
3	Inspect wiring and electrical controls for loose connections, charred, frayed or broken insulation, evidence of short circuiting, wrong size fuses, circuit breakers, or switches, and other electrical deficiencies. Tighten any loose connections.			
4	Inspect fan for bent blades, unbalance, excessive noise and vibration.			

5	Check motor and fan shaft bearings for noise, vibration, overheating; lubricate bearings.			
6	Verify proper control by modulating the thermostat through complete cycle.			
7	Inspect unit for proper operation.			
8	Inspect unit for overall condition and recommend for replacement or other needed repairs.			

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: HVAC Technician **Additional Notes:**



Asset# 4564
 - Failed fan motor
 - Disabled and tagged.
 CM Needed



Suspended gas heater is too close to wood!
 CM Needed