

**CERTIFICATION OF WORK
PREVENTIVE MAINTENANCE**

(To be completed by the Contractor and saved in the Contractor's CMMS)

FACID/Building: VA011 Date of Visit: 10.07.2020

Contractor Personnel on Site:

- | | |
|--------------------------|------------|
| 1. <u>RICHARD WALKER</u> | 3. <u></u> |
| 2. <u></u> | 4. <u></u> |

Work Performed:

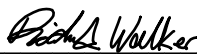
Preventive Maintenance - Services Completed (Annual, Quarterly, Monthly, equipment identification, etc.)

- | | |
|----------------------|--------------------------|
| 1. <u>WO'S 12836</u> | <u>ANNUAL BOILER PMS</u> |
| 2. <u></u> | <u></u> |
| 3. <u></u> | <u></u> |
| 4. <u></u> | <u></u> |
| 5. <u></u> | <u></u> |

CERTIFICATION OF WORK

To be signed by the Contractor:

Print Name: Richard Walker Date: 10.07.2020

Signed: 

To be signed by Facility Manager:

By signing the Certification of Work, the said government representative signature does not constitute acceptance of any work performed by the contractor, it only acknowledges that the contractor was on-site during the identified timeline:

Print Name/Rank: Chris Chipps Date: 10.07.2020

Signed:

E-Mail:

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST

BOILER - ELECTRIC, GAS, OIL

SITE AND BLDG #: VA011

MECHANIC
SIGNATURE:*Phil Walker*

DATE: 10.07.2020

LOCATION/RM #: *Mechanical Room* WO# 12836 ASSET # 190918-208

START TIME:

9am

FINISH TIME:

5pm

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. Wear appropriate respirator, goggles, and gloves while in contact with hazardous materials.	✓	/	
2	All automatically and manually operated control devices provided for controlling operation and safety of the vessel, steam or water pressure, hot water temperature, combustion, and boiler water level shall be inspected under operating conditions.-By Argent Inspectors -3rd party	✓	/	
3	All associated valves and piping, pressure and temperature indicating devices, metering and recording devices, and all boiler auxiliaries shall be inspected under operating conditions.	✓	/	
4	Prepare boiler for internal inspection in the following manner:	✓	/	
5	Fuel supply and ignition system shall be locked out.	✓	/	
6	Water shall be drawn off and water side thoroughly washed out.-as required by PWS guide lines	✓	/	
7	Manhole and handhole plates, washout plugs, and inspection plugs in water column connections shall be removed.	✓	/	
8	The boiler shall be cooled and ready for 3rd party annual certification	✓	/	
9	Pressure gage(s) shall be tested.	✓	/	
10	If a boiler has not been properly prepared for an internal inspection, the inspector should decline to make the inspection.	✓	/	
11	Account for all tools, materials, and equipment before closing boiler.	✓	/	
TO BE PERFORMED AT EACH INSPECTION SERVICE				
1	Check boiler room for ventilation in accordance with the American Gas Association (AGA) burner requirements.	✓	/	
2	Check operation of all gas controls and valves including: manual gas shutoff; petal gas regulator; safety shutoff valve (solenoid); automatic gas valve; petal solenoid valve; butterfly gas valve, motor, and linkage to air louver; safety petal solenoid (if used.)	✓	/	

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
3	Check flue connections for tight joints and minimum resistance to air flow. (combustion chamber, flues, breaching, and chimney are clear before firing.)	✓		
4	Draft regulators require slightly negative pressure in the combustion chamber at maximum input.	✓		
5	On forced draft burners, gas manifold pressure requirements should correspond with modulating (butterfly) valve in full open position and stable at all other firing rates.	✓		Butterfly valve free moving
6	Check burner for flashback and tight shutoff of fuel.	✓		
7	Check operation of automatic controls and combustion flame safeguards. Clean and adjust, if necessary.	✓		
8	Replace fusible plugs, if applicable.	✓		
9	Operation and adjustments should conform with manufacturer's instructions.	✓		

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 discription of the deficiency.

To be performed by: HVAC Technician

Additional Notes:

Burner Assembly #2 - Needs new igniter (old igniter gasket)

Need- 24 month, fireside Gasket kit, for 3 burners

Will be submitting CM Ticket for
#2 igniter and fireside Gasket kit

VA011



CAUTION
BEFORE LIGHTING
HOT WATER SYSTEM
WATER

MODEL NO. MLX454H REV. A
TYPE OF NATURAL GAS SERIAL NO. 454-08-0222

DO NOT STORE OR
OR OTHER FLAMMABLE
AND LIQUIDS IN THE
THIS OR ANY OTHER

RATINGS - BTU/H

MAX INPUT	454000	BTU/H
MIN INPUT	45000	BTU/H
OUTPUT	418000	BTU/H
NET IWB-R RATING	355000	BTU/H
BOILER CATEGORY	II, IV	

IMPORTANT
1. TURN POWER TO THE BOILER
FOLLOW OPERATING INSTRUCTIONS
THIS BOILER WHICH ARE LOCATED
THIS RATING.

PERMISSIBLE INLET GAS PRESSURE

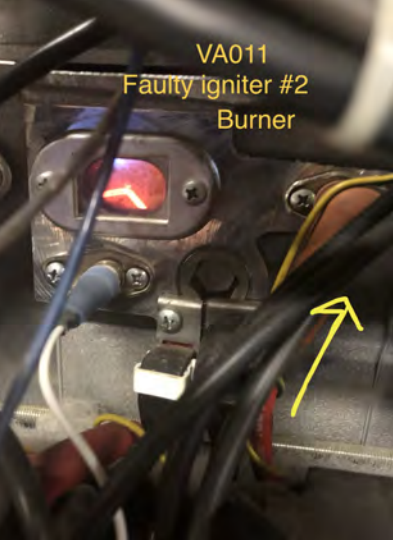
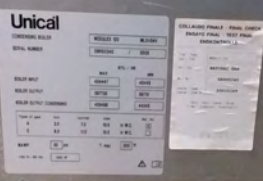
MAX.	14 IN. W.C.
NORMAL	7.0 IN. W.C.
MIN.	4.5 IN. W.C.
NORMAL MANIFOLD PRESSURE	3.2 IN. W.C.

FOR PURPOSE OF INPUT ADJUSTMENT
IN ORDER TO START UP THE BOILER
1. OPEN THE GAS VALVE
2. CHECK GAS AND WATER PRESS.
3. TURN THE START UP SWITCH.

FOR INSTALLATION ON COMBUSTIBLE FLOORING, MINIMUM CLEARANCE TO COMBUSTIBLE CONSTRUCTION:

TOP	0	24
FRONT	0	24
FLUE	0	24
DOWN	0	24
REAR	0	24
SIDES	0	24

CAUTION
DO NOT TOUCH THE HOT SURFACES OF THE BOILER OR THE PIPING. THEY ARE HOT WHEN THE BOILER IS OPERATING.



VA011
Faulty igniter #2
Burner

Need fireside gasket
set for 24month (3
burner)

Ground wire short

