

**CERTIFICATION OF WORK  
PREVENTIVE MAINTENANCE**

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

FACID/Building: NY039 Date of Visit: 2/6/20

Contractor Personnel on Site:

- |                         |            |
|-------------------------|------------|
| 1. <u>PATRICK BROWN</u> | 3. <u></u> |
| 2. <u></u>              | 4. <u></u> |

**Work Performed:**

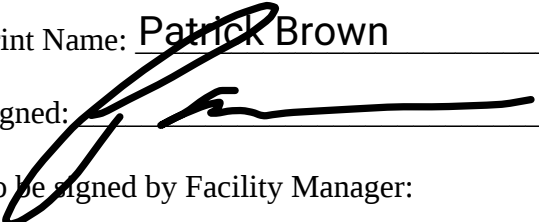
**Preventive Maintenance** - Services Completed (Annual, Quarterly, Monthly, equipment identification, etc.)

1. WO'S 6976AN, 7017-7018MO, 7208-7211QT, 7276SA, 7279PMM, 7292PMQ
2. 7304-7305 PMS, 6941PFA, 7212-7215 PMQT
3. BOILER, OUTSIDE LIGHTING, GATES, CIRCULATING PUMP, HEATER, EXPANSION
4. TANKS, EMERGENCY EXIT SIGNS, KEYPAD ENTRY, AIR COMPRESSOR FILTER
5.

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**CERTIFICATION OF WORK**

To be signed by the Contractor:

Print Name: Patrick Brown Date: 2/6/20

Signed: 

To be signed by Facility Manager:

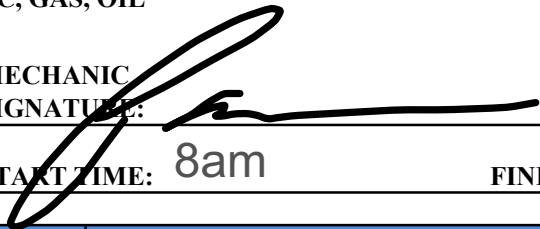
By signing the Certification of Work, the said government representative signature does not constitute acceptance of any work performed by the contractor, it only acknowledges that the contractor was on-site during the identified timeline:

Print Name/Rank: E5 Carlos Erazo Date: 2/6/20

Signed: 

E-Mail:

**PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST**  
**BOILER - ELECTRIC, GAS, OIL**

MECHANIC  
SIGNATURE: 

DATE: 2/6/20

START TIME: 8am

FINISH TIME: 8:30am

SITE AND BLDG #: NY039-01

LOCATION/RM #: WO# 6976 ASSET # 9902

| CHECK POINT                                       | CHECKPOINT DESCRIPTION                                                                                                                                                                                                                                                                 | TASK COMPLETE                       |                                     | NOTES/ ACTIONS<br>(IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)              |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------|
|                                                   |                                                                                                                                                                                                                                                                                        | YES                                 | NO                                  |                                                                                      |
| <b>SPECIAL INSTRUCTIONS</b>                       |                                                                                                                                                                                                                                                                                        |                                     |                                     |                                                                                      |
| 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.                                | <input checked="" type="checkbox"/> |                                     | third party inspection will be done in August/September when the inspections are due |
| 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 |                                     | <input checked="" type="checkbox"/> |                                                                                      |
| 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.                                                                                               |                                     | <input checked="" type="checkbox"/> |                                                                                      |
| 4                                                 | Prepare boiler for internal inspection in the following manner:                                                                                                                                                                                                                        |                                     | <input checked="" type="checkbox"/> |                                                                                      |
| 5                                                 | Fuel supply and ignition system shall be locked out.                                                                                                                                                                                                                                   |                                     | <input checked="" type="checkbox"/> |                                                                                      |
| 6                                                 | Water shall be drawn off and water side thoroughly washed out.-as required by PWS guide lines                                                                                                                                                                                          |                                     | <input checked="" type="checkbox"/> |                                                                                      |
| 7                                                 | Manhole and handhole plates, washout plugs, and inspection plugs in water column connections shall be removed.                                                                                                                                                                         |                                     | <input checked="" type="checkbox"/> |                                                                                      |
| 8                                                 | The boiler shall be cooled and ready for 3rd party annual certification                                                                                                                                                                                                                |                                     | <input checked="" type="checkbox"/> |                                                                                      |
| 9                                                 | Pressure gage(s) shall be tested.                                                                                                                                                                                                                                                      |                                     | <input checked="" type="checkbox"/> |                                                                                      |
| 10                                                | If a boiler has not been properly prepared for an internal inspection, the inspector should decline to make the inspection.                                                                                                                                                            |                                     | <input checked="" type="checkbox"/> |                                                                                      |
| 11                                                | Account for all tools, materials, and equipment before closing boiler.                                                                                                                                                                                                                 |                                     | <input checked="" type="checkbox"/> |                                                                                      |
| <b>TO BE PERFORMED AT EACH INSPECTION SERVICE</b> |                                                                                                                                                                                                                                                                                        |                                     |                                     |                                                                                      |
| 1                                                 | Check boiler room for ventilation in accordance with the American Gas Association (AGA) burner requirements.                                                                                                                                                                           |                                     | <input checked="" type="checkbox"/> |                                                                                      |
| 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.)                 |                                     | <input checked="" type="checkbox"/> |                                                                                      |

| CHECK POINT | CHECKPOINT DESCRIPTION                                                                                                                                                      | TASK COMPLETE |                                     | NOTES/ ACTIONS<br>(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.)                    |               | <input checked="" type="checkbox"/> |                                                                         |
| 4           | Draft regulators require slightly negative pressure in the combustion chamber at maximum input.                                                                             |               | <input checked="" type="checkbox"/> |                                                                         |
| 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. |               | <input checked="" type="checkbox"/> |                                                                         |
| 6           | Check burner for flashback and tight shutoff of fuel.                                                                                                                       |               | <input checked="" type="checkbox"/> |                                                                         |
| 7           | Check operation of automatic controls and combustion flame safeguards. Clean and adjust, if necessary.                                                                      |               | <input checked="" type="checkbox"/> |                                                                         |
| 8           | Replace fusible plugs, if applicable.                                                                                                                                       |               | <input checked="" type="checkbox"/> |                                                                         |
| 9           | Operation and adjustments should conform with manufacturer's instructions.                                                                                                  |               | <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 discription of the deficiency.

To be performed by: HVAC Technician

**Additional Notes:**

there's a CM request in for this boiler to be repaired it is not running at this time and I cannot do a p.m. on it also there are two boilers in this room and only one of them has an asset number