

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
RADIANT BASEBOARDS/CONVECTORS (STEAM, HOT WATER, OR ELECTRIC)

SITE AND BLDG #: NY 024 - 208MECHANIC SIGNATURE: [Signature]DATE: 12/18/2018LOCATION/RM #: 1-2-3- Floor WO#ASSET # 9627START TIME: 2:00 PMFINISH TIME: 3:00 PM

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 radiator valve for free turning and seating. Check packing.	/		
2	Remove covers or wall panels. Note: Extreme care must be taken when removing marble or granite wall panels. These panels are extremely heavy and very fragile.			
3	Check housing, braces, supports, hangers, and hardware for signs of deterioration or damage.			CLEAN
4	Check temperature or flow controls, shutoff valves, vents and traps for proper operation.	/		
5	If radiator has automatic temperature regulating valve, remove valve cover and remove dirt by vacuuming.	/		CLEAN
6	For hot water radiators, check air bleed valve.	/		CLEAN SURFACE
7	Wire brush and treat with rust inhibitor all rusted areas.	/		
8	Check coils, piping, and fin material for damage, leaks or looseness. Straighten finned material as necessary.	/		
9	Vacuum out finned tube area and interior housing.	/		
10	Clean and replace covers or wall panels and caulk wall panels as required. Clean work area.	/		yes

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:

NEED TO BE PAINTED IN BATHROOM BASEBOARD
 NEED TO HAVE SOME CABINET TO
 work on baseboard heater