

CMI Management Inc.

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST GATES, FENCES, SECURITY AND ACCESS

SITE AND BLDG #: NY059 Exterior-YARD

MECHANIC

SIGNATURE: Dave Ruppel

DATE: 12/12/18

LOCATION/RM #: Outside WO# SEE PAGES 2 & 3 ASSET # 3

START TIME: _____

FINISH TIME: _____

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.	X		
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.	X		
TO BE PERFORMED AT EACH INSPECTION SERVICE				
GATES				
1	Inspect all pivot points, hinges, latches, etc. Apply lubricant where needed, wiping off excess.	X		
2	Check all locking devices. Lubricate as required.	X		
3	Inspect center gate support rollers and lubricate as required.	X		
4	Clean roller track of any debris.	X		
5	Check bolts, fasteners, and mounting hardware. Tighten or adjust as necessary.	X		
6	Check for any obstructions that retard full swing or movement of the gate.	X		
7	Check that shrubs and trees are pruned clear of gate.	X		
8	Check hold open devices for proper operation. Lubricate as required.	X		

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
FENCES				
1	Check posts and corner posts, support guys, and horizontal bars between each support post.	X		
2	Check wire and anchor point: re-stretch and re-anchor if necessary.	X		
3	Inspect fence anchors along the bottom of the fence and at the point where the fence is connected to the post.	X		
4	Treat with galvanized protectant where rust has developed.	X		
5	If approved, apply weed control along entire base of fence. Consult the Safety Data Sheets (SDS) for hazardous ingredients and proper personal protective equipment (PPE).	X		
6	Check that shrubs and trees are pruned clear of fencing	X		

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:

① THIS Maintenance checklist covers the following Work Orders (WO):

WO #1502, #1503, #1504, #1505, #1506, #1507, #1508, #1509, #1510, and
#1511

② This Maintenance checklist also covers the following Asset #'s:

#10400, #10401, #10402, #10403, #10404, #10405, #10406, #10407, #10408, and
#10409

12/12/18
NY059

Preventive Maintenance Program Checklist

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GATES

Asset #	WO #
10400	1502
10401	1503
10402	1504
10403	1505
10404	1506
10405	1507

Asset #	WO #
10406	1508
10407	1509
10408	1510
10409	1511