

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
DOMESTIC HOT WATER HEATER - GAS

Customer Requests / Inventory

SITE AND BLDG #: PY050
LOCATION/RM #: 1301CH
WO#: 2020 **ASSET #:** 10014 **START TIME:** 2/24/2022 **DATE:** 2/24/2022 **FINISH TIME:** *2:00 PM*

Task	Completed	Notes
1 In addition to the procedure(s) outlined in this standard, the equipment manufacturer's recommended maintenance procedure(s) and/or instructions shall be strictly adhered to.	<input checked="" type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	
3 Use caution when working with natural gas line equipment. Be aware of any smells (rotten egg) that could be a natural gas leak.	<input checked="" type="checkbox"/>	
4 Do not allow any open flames around equipment.	<input checked="" type="checkbox"/>	
1 Attach drain hose. Drain several gallons from tank to remove sediment.	<input checked="" type="checkbox"/>	
2 Manually check operation of safety valve. Check for corrosion around valve. Verify the safety valve inspection tag is in place. Ensure that no personnel are in area of relief piping discharge.	<input checked="" type="checkbox"/>	<i>OK</i>
3 Check all connections - electric, gas and water. Tighten as necessary.	<input checked="" type="checkbox"/>	
4 Check operation and setting of aquastat. Check hot water temperature with dial thermometer, and set aquastat at minimum value required for all uses.	<input checked="" type="checkbox"/>	
5 Drain storage and expansion tanks, and flush to remove sediment, scale, and solid at bottom of tank.	<input checked="" type="checkbox"/>	
6 Clean sight glasses on tanks.	<input checked="" type="checkbox"/>	
7 Clean strainer, check condition of traps. Report and repair leaks.	<input checked="" type="checkbox"/>	
8 Clean pump, controls, switches, and starters. Check operation of pump and condition of pump seal or packing, and replace as required.	<input checked="" type="checkbox"/>	
9 If applicable. Remove and inspect Anode, replace if necessary.	<input checked="" type="checkbox"/>	
10 Clean up work area and remove trash.	<input checked="" type="checkbox"/>	<i>Done System</i>

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: