

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST DOMESTIC HOT WATER HEATER - GAS

SITE AND BLDG #: RY 024 - 208

MECHANIC
SIGNATURE: [Signature]

DATE: 11/1/19

LOCATION/RM #: _____

WO# _____

ASSET #, _____

START TIME: _____

FINISH TIME: 7

CHECK POINT	CHECKPOINT DESCRIPTION	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.	
3	Use caution when working with natural gas fired equipment. Be aware of any smells (rotten egg) that could be a natural gas leak.	
4	Do not allow any open flames around equipment.	
TO BE PERFORMED AT EACH MAINTENANCE SERVICE		
1	Attach drain hose. Drain several gallons from tank to remove sediment.	<u>yes</u>
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.	<u>water heater - ok</u>
3	Check all connections - electric, gas and water. Tighten as necessary.	<u>yes</u>
4	Check operation and setting of aquastat. Check hot water temperature with dial thermometer, and set aquastat at minimum value required for all uses.	
5	Drain storage and expansion tanks, and flush to remove sediment, scale, and solid at bottom of tank.	
6	Clean sight glasses on tanks.	
7	Clean strainer, check condition of traps. Report and repair leaks.	
8	Clean pump, controls, switches, and starters. Check operation of pump and condition of pump seal or packing, and replace as required.	
9	If applicable, Remove and inspect Anode, replace if necessary.	
10	Clean up work area and remove trash.	

Note: The technician shall perform any repairs identified during PM up to \$250 (direct labor and direct material) per 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:

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water heater inventory

ASSET # - W. ORDER #

PM-05-9680-5940 - MECHANICAL ROOM

PM-05-9681-5941 - MECHANICAL ROOM

PM-05-9682-5942 - ROOM 119 FIRST FLOOR