

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST

DOMESTIC HOT WATER HEATER - GAS

SITE AND BLDG #: NY060 - 02 Motor Pool

MECHANIC SIGNATURE: *Christopher N Pothier* **DATE:** 11 - 15 - 19

LOCATION/RM #: Mech room WO# 5836 ASSET # 10530

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 to.	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		
3	Use caution when working with natural gas fired equipment. Be aware of any smells (rotten egg) that could be a natural gas leak.	X		
4	Do not allow any open flames around equipment.	X		
TO BE PERFORMED AT EACH INSPECTION SERVICE				
1	Attach drain hose. Drain several gallons from tank to remove sediment.		X	unit is tankless
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.	X		
3	Check all connections - electric, gas and water. Tighten as necessary.	X		
4	Check operation and setting of aquastat. Check hot water temperature with dial thermometer, and set aquastat at minimum value required for all uses.	X		See Notes
5	Drain storage and expansion tanks, and flush to remove sediment, scale, and solid at bottom of tank.		X	unit is tankless
6	Clean sight glasses on tanks.	X		cleaned sight glass on unit combustion chamber
7	Clean strainer, check condition of traps. Report and repair leaks.	X		
8	Clean pump, controls, switches, and starters. Check operation of pump and condition of pump seal or packing, and replace as required.	X		
9	If applicable, Remove and inspect Anode, replace if necessary		X	unit does not have an anode rod (tankless)
10	Clean up work area and remove trash.	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 discription of the deficiency.

To be performed by: General Maintenance Worker

Additional Notes: This unit is under going repair work for a "high flue pressure" error. The unit will run for a while but continues to error eventually. They are waiting on a part.