

WATER HEATER MAINTENANCE

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST

DOMESTIC HOT WATER HEATER - ELECTRIC - GAS

SITE AND BLDG #: KY116-01 **LOCATION/RM #:** **WO#** **ASSET #**

MECHANIC SIGNATURE: Philander **DATE:** 11/25/15

START TIME:

FINISH TIME:

CHECK POINT	CHECKPOINT DESCRIPTION	SPECIAL INSTRUCTIONS		TASK COMPLETE YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	NOTES/ACTIONS (IF TASK COMPLETE IS CHECKED, NO PROVIDED EXPLANATION)
		YES	NO		
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.	<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"/>			
TO RECOMMENDED EXAMINATION/SERVICE					
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"/>			
3	Check all connections - electric and water. Tighten as necessary. Ensure power is disconnected to electric heaters prior to checking connections.	<input checked="" type="checkbox"/>			
4	Check operation/ setting of aquastat. Check hot water temperature with dial thermometer, set aquastat at minimum value required for all uses.	<input checked="" type="checkbox"/>			
5	Check amperage draw of upper and lower elements and compare to name plate data.	<input checked="" type="checkbox"/>			
6	Clean element contacts, and check for proper closing under load.	<input checked="" type="checkbox"/>			
7	Clean pump, controls, switches, and starters. Check condition of pump seal or packing, and replace as required.	<input checked="" type="checkbox"/>			
8	If applicable, Remove and inspect Anode, replace if necessary	<input checked="" type="checkbox"/>			
9	Clean up work area and remove trash.	<input checked="" type="checkbox"/>			

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

To be performed by: General Maintenance Worker

Additional Notes:

ASSET #

W. O #

PM-QT-10736-5858
PM-QT-10737-5859
PM-QT-10738-5860
PM-QT-10739-5861