THE FACILITY FILES

By Amanda Parolise



Existing Condensing Boiler: CB-1 Condensing Boiler

Equipment Type: Condensing Boiler

Manufacturer: X-Y-Z Model No.: CB-930 Serial No.: 111010293

Building: 200,000-sq-ft industrial space

Floor: Basement

Room name: Mechanical room

Year installed: 1977

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Equipment Information			Description	Item quantity	Actual quantity	
Heat pumps				HW	1	
Special Instructions				Yes	No	N/A
1	Turn electrical power.			V		
2	Make sure you have special tools.			V		
3	Make sure to have correct filters.			V		
4	Make sure to have correct lubricants.			V		
5	5 Attach manufacturer's maintenance checklist.					
Ta	sk #	Monthly	Semi- Annually	Startup	Shutdown	Annually
1	Inspect wiring/components for loose connections; tighten as required.				V	V
2	Clean area around equipment.				V	V
3	Lubricate shaft and motor bearings.				V	V
4	Check pressure gauges. (Correct range? Broken?)				✓	V
5	Check thermometers. (Correct range? Broken?)				V	V
6	Start and stop motor from local switch.				V	/
7	Inspect exterior piping and valves for leaks; tighten connections as required.				V	V
8	Inspect pump for shaft alignment; adjust as required.				V	V
9	Restore to service and check shorts.				V	V
10	Run systems diagnostic.				V	/
11	Check set point of controls temperature and pressure.				V	V
12	Check unit over its range of control, and relief valve setting.				V	V
13	Check for correct pressure differential controllers.				V	V
14	Check relays, pilot valves, and pressure regulators for proper operation; repair or replace as required.				~	~
15	Check for proper operational response of burner to controls.				V	V
16	Check and lubricate burner and blower motor.				V	V
17	Check the main flame failure protection.				V	V
18	Check electrical wiring to burner controls and blower.				V	V
19	Check operation of boiler low-water cutoff devices.				V	V
20	Fill out maintenance checklist and report deficiencies.				V	V
	Fill out maintenance checklist and report deficiencies. Chnician's Comments					V