

Maintenance Task

PM No. **Title**

H03 **HOT WATER HEATER, ELECTRIC**

Frequency

ANNUAL

MAINTENANCE TASK DESCRIPTION

1. Clean and inspect the water heater.
2. Operational test of the water heater.

SPECIAL INSTRUCTIONS:

1. Tag out and lock equipment prior to servicing.
2. Schedule outage with operating personnel.
3. Follow site safety procedures and your supervisor's instructions.
4. Record and report to your supervisor any equipment damage or deficiencies found during this maintenance task.
5. Record all test results in the component maintenance log.

PROCEDURES (ANNUAL):

1. Clean and inspect water heater.
 - a. Clean away dirt, dust, and other contaminants.
 - b. Inspect for corrosion/chipping and repaint as necessary.
 - c. Check condition of insulation on heat exchanger and holding tank. Repair, replace and paint as necessary.
 - d. Inspect plumbing connections for evidence of leaks.
 - e. Inspect coils for damage/security.
 - f. Exercise valves two full cycles.
 - g. Inspect and clean control panel.
 - h. Check and tighten electrical connections.
 - i. Manually operate safety relief valve. Check for ease of operation. Verify pressure is relieved.
 - j. Bleed air where equipped.
 - k. Inspect anode and replace if center wire is visible.
2. Operational test of the water heater.
 - a. Remove tags/locks and put water heater on line.
 - b. Operational test water heater and observe for unusual noise and signs of leaks.
 - c. Check operation and setting of thermostat.
 - d. Return unit to service.

TOOLS, MATERIALS, AND EQUIPMENT (ANNUAL):

1. Electrician's tool set.
2. Cleaning equipment and materials.
3. Painting materials.