



Boiler PM Checklist

Project Name		Project Number	
Unit Identification #		Manufacturer	
Unit Location		Model Number	
Services By Others		Serial Number	
Date		Technician	
Job (W/O) Number		Visit:	<input type="checkbox"/> Quarterly <input type="checkbox"/> Annually

Boiler Shell

Form: Boiler

- Remove the rear and/or side access panel and clean out (Annually)
- Access the fireside and clean all internal surfaces, vacuum surfaces, and remove all debris (Annually)
- Clean spaces leading from exhaust breeching to exhaust flue (Annually)
- Inspect for corrosion or damage (Note findings below) (Annually)
- Inspect all gaskets and replace if necessary (Annually)
- Record motor amps / leg

L1	L2	L3
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 (Annually)
- Record motor rated amps

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 (Annually)

Peripherals

- Ensure that boiler components are operating in proper sequence
- Vissually inspect all control linkages and componensts for proper operation
- Lubicate moving parts, if necessary
- Inspect boiler piping, valves, and fittings for leaks
- Check blow down for poper operation
- If problems or inefficient operation are identified correct deficiencies immediately
- Ensure that boiler teperature set points are not excecessively high
- Record set points:

Set Point	High Limit	Ambient Lockout
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- Inspect burner natural gas valves and oil valves (Annually)
- Inspect air intake damper and back draft damper linkages, and adjust if necessary (Annually)
- Lubricate damper actuator linkage moving parts and pivot points (Annually)
- Inspect all fuel solenoid valves for unusual noises, full closure, and proper operation (Annually)
- Check actuator motor for proper operation (Annually)
- Check ignition electrode/pilot for proper gap/flame, adjust if necessary (Annually)
- Check/test burner control panel/system for the following indicatin lights/safety devices/alarms; flame failure, high/low gas/oil pressure, and air switch (Annually)
- Inspect flame detector lens, clean if necessary (Annually)
- Inspect combustion fan motor and ensure that fan is secured tightly to shaft (Annually)
- Lubricate and clean fan blandes (If fan is belt driven, check for proper alignment) (Annually)
- Check low/high water limit controllers, adjust/tighten linkages if necessary (Annually)
- Ensure proper operation of low/high temperature limit controllers (Annually)

Electrical Items

- Check fuses and tighten all electrical connections