

Preventative Maintenance Checklist

Automated Form Number	☐ Template Library-Example Template Project-Example Team-DP-PEA-0038-1
Building or Area being Inspected	Pines Apartments, Fullerton, California
Name of Inspector/Auditor	Dave Hodgson
Date and Time of Inspection	Tuesday, 23 April 2019

Roofing Inspection

Inspect at least twice per year and after a severe storm

Checkbox	Has warranty information been reviewed?	Yes
Checkbox	Cleared roof drains of debris	Yes
Checkbox	Walked the perimeter to examine sheet metal, copings, and previously repaired sections	Yes
Checkbox	Any wrinkles or tearing on roof-to-wall connections and flashings (at curbs and penetrations, etc.) ?	No
Checkbox	For single-ply roofs, re-caulk the top of face-mounted termination bars (if needed)	NA
Checkbox	For bituminous roofs, check for splits in the stripping plies	NA
Checkbox	Any corrosion on metal roofs? May be caused by condensate from copper coils in rooftop HVAC units	No
Checkbox	Duct the condensating water to keep it from coming into contact with the membrane	Yes
Checkbox	All traffic off of the roof to avoid membrane damage?	Yes
Checkbox	Green roof: Are plants healthy? Weed and trim as needed	NA
Checkbox	Green roof: Is there proper irrigation for the survival of vegetation and protection of roof membrane against leaks and ponding?	NA
Checkbox	Is there a plan for a moisture survey every 5 years to detect wet insulation or leaks?	No
Checkbox	Rooftop solar array: Are panels dislodged by a buildup of ice or snow?	No

Preventive Maintenance Of Buildings

Joel D. Levitt



Preventive Maintenance Of Buildings:

Preventive Maintenance of Buildings Raymond C. Matulionis, Joan C. Freitag, 1991 **Manager's Guide to Preventive Building Maintenance** Ryan Cruzan, 2020-11-26 This book is a comprehensive guide for developing an effective preventive maintenance program for any facility Topics include facility inspection and assessment effective lubrication practices commercial roofing repair indoor air quality management applicable government codes standards and regulations detailed preventive maintenance procedures and maintenance scheduling Specific maintenance approaches are examined for more than 100 types of equipment and building components Also discussed are the economic value of preventive maintenance management and motivation of the preventive maintenance team and setting up a computerized maintenance management system CMMS *Preventive Maintenance for University of Minnesota Buildings*, 2012 **Technical Manual** United States. War Department, 1946 *Maintaining Historic Buildings*, 1990 **Preventive Maintenance for Local Government Buildings**, 2000 **Energy Audits and Improvements for Commercial Buildings** Ian M. Shapiro, 2016-03-18 The Intuitive Guide to Energy Efficiency and Building Improvements Energy Audits and Improvements for Commercial Buildings provides a comprehensive guide to delivering deep and measurable energy savings and carbon emission reductions in buildings Author Ian M Shapiro has prepared supervised and reviewed over 1 000 energy audits in all types of commercial facilities and led energy improvement projects for many more In this book he merges real world experience with the latest standards and practices to help energy managers and energy auditors transform energy use in the buildings they serve and indeed to transform their buildings Set and reach energy reduction goals carbon reduction goals and sustainability goals Dramatically improve efficiency of heating cooling lighting ventilation water and other building systems Include the building envelope as a major factor in energy use and improvements Use the latest tools for more thorough analysis and reporting while avoiding common mistakes Get up to date on current improvements and best practices including management of energy improvements from single buildings to large building portfolios as well as government and utility programs Photographs and drawings throughout illustrate essential procedures and improvement opportunities For any professional interested in efficient commercial buildings large and small Energy Audits and Improvements for Commercial Buildings provides an accessible complete improvement focused reference *Facilities Management* Joel D. Levitt, 2013-01-15 Facilities management is a broad based discipline that calls into play architectural construction engineering and management and human skills particularly for running and maintaining commercial institutional academic and industrial buildings Facilities Management will cover the essential role and responsibilities of the facilities manager as it pertains to building maintenance If you re a newcomer to facilities management you will find this book an excellent introduction to managing maintenance Already an established professional You ll be able to brush up on the latest technological and regulatory trends affecting how complex facilities should be successfully maintained by way of risk

assessment Facilities Management contains ample ready to use assessment forms and resources for extended practical information Highlights include Coverage of key components of facilities maintenance management including risk management building safety operations and purchasing staffing and more Guidance on new trends including lean building maintenance and Green Building specs Green Spec like LEED Guidance on legal contracts safety regulations energy efficiency and more Specific management guidance by building type including apartments office buildings hotels and resorts government buildings schools transport facilities and many others **Energy Star Buildings Manual** ,1995 *Effective Building Maintenance* Herb Stanford,2021-01-07 This text addresses in great detail the requirements for designing implementing and managing programs and procedures for the maintenance of major building elements from the foundation to the roof including interior and exterior support systems and sitework elements Topics include facilities as assets major renovations preventative maintenance special maintenance considerations and designing for building maintenance

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