

# Water Heater Maintenance

"In response to demand from our customers, Power & Process, Inc. is proud to announce the creation of a water heater maintenance program for Patterson-Kelley Compact semi-instantaneous water heaters. As facility maintenance man-power, and related expertise are stretched thin, we as the manufacturer's representatives are prepared to step up as needed to ensure that the longevity and operational efficiency of these units is optimized. We believe that with our experienced technicians performing the tasks outlined below, we can help minimize unplanned corrective maintenance costs, and keep your heater performing as well as the day it was placed in service."



## The Program

- ◆ Heater to be shut down for a period of approximately 2 hours.
- ◆ Total time per heater approximately 4 hours.
- ◆ Perform leak check to determine if any internal heat exchanger components are leaking.
- ◆ Check proper operation of self contained or pneumatic control valve whichever applies.
- ◆ Remove inspect and clean control lines, bends and fittings on steam inlet control valve.
- ◆ Re-install all control valve components.
- ◆ Check operation of pneumatic controller or thermal assembly whichever applies.
- ◆ Perform scale removal flush of heat exchanger utilizing Rydlyme.
- ◆ Inspect wrap around insulation condition and integrity.
- ◆ Perform general housekeeping. (clean the unit).
- ◆ Place unit back in operation and observe for proper operation.
- ◆ Test over-temp protection and run unit at capacity if possible.
- ◆ Provide a written report with results of this routine maintenance.
- ◆ Any deficiencies that cannot be addressed during the routine maintenance will be brought to the owners attention and a proposal for repairing those deficiencies will be provided.



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