

Schedule “B”

Scope of Preventive/routine maintenance:

During Routine/preventive maintenance following points should be checked thoroughly

1. Ropes & main sheaves for any extra ordinary abrasion.
2. Over speed governor safety for normal operation.
3. All control in proper order of sequence of operation.
4. Normal operation all collapsible gates.
5. Gate locks for normal operation.
6. Reading of three phase voltage.
7. Reading of starting current & running currents tripping.
8. Overload setting.
9. Setting of single phasing & phase unbalance tripping.
10. Checking of phase sequence reversal tripping.
11. Time lag checking for overloads & single phasing.
12. Oil level in the gear box.
13. Oil temp. of the gear box.
14. Oil quality for any suspended metal particles.
15. Bearing temps of the gear box & motor.
16. Surface temps of the motor.
17. Ambient temps.
18. Machine mounting bolts & nuts.
19. Rope tension.
20. Floor leveling with, one half of the rated load.
21. Clearance between guide & guide shoes.
22. Wear & tear on the guide shoes.
23. Cleaning of lift pit.
24. Cleaning of lift car top.
25. Greasing of guides & guide shoes.
26. Oiling of all moving parts.
27. Emergency light & alarms checking.
28. Electromagnetic brake setting.
29. All other minor works to make the lifts working satisfactorily