



**WESTERN MASS**

HEATING, COOLING & PLUMBING INC.

# **GAS BOILER MAINTENANCE BREAKDOWN**

Just like cars, HVAC systems require proper regular maintenance to keep them operating optimally. Regular cleaning and service will ensure that your system will operate as safely and as efficiently as possible, it will also help extend the longevity of the system and can help avoid costly repairs by detecting problems early. Many maintenance services require the knowledge, skills, and tools of a professional technician. During the maintenance call our technician will perform the tasks outlined below and make any necessary repairs and/or alert you of a possible situation. Following your tune-up, our technician will instruct you on anything you could do yourself as maintenance between our service visits.

## **BOILER MAINTENANCE**

A boiler is complex and requires a professional hand on an annual basis to clean and check it. During your maintenance service, our professional technicians will clean and check your boiler's burners, combustion chamber, heat exchanger, controls, vents, expansion tank, pipes, connections, drains, and all connected components, as well as your thermostat(s) and carbon-monoxide detectors. Following your tune-up, our technician will instruct you on anything you could do yourself as maintenance between our service visits such as proper air filter replacement intervals.

## **GAS BOILER - MAINTENANCE CHECKLIST**

- Visual inspection of unit.
- Check CO Detector
- Check thermostat(s) for proper calibration and operation
- Check and clean condensate drain
- Check acid neutralizer (clean or replace pellets as needed replacement is extra charge)
- Check condensate pump (clean as needed)
- Check and clean or replace air filter (if applicable)
- Check capacitors
- Check inducer motor (clean as needed)
- Check burners (clean as needed)
- Check flue and intake system
- Check and clean heat exchanger
- Check and clean hydronic filter (if applicable)
- Check expansion tank
- Check relief valve
- Check circulator pumps and zone valves
- Check wiring and wiring connections (tighten or repair as needed)
- Confirm proper voltage and amperage of unit components
- Perform combustion test and record results