

Condensing Boiler

Last Issue Date: 29/08/2017		Type Of Service				
Activity		A	B	C	D	E
1	Check Boiler for correct operation.			Y	Y	
2	Visually check the flue gas vent pipping and combustion air piping for any signs of blockage, leakage or deterioration.			Y	Y	
3	Inspect the boiler relief valve and the relief valve discharge pipe for signs of weeping or leakage.			Y	Y	
4	Check the condensate drain system (drain line PVC or ABS pipes for blockages). Clean if necessary.			Y	Y	
5	Inspect burner flame (if possible). If flame appearance changes from the norm the corrective action should be taken.			Y	Y	
6	Test low water cut-off to ensure device is working properly. Ensure water levels do not drop below manufacture's recommended levels.			Y	Y	
7	Condensate Neutraliser (if fitted): a) Check the pH level at the outlet of the neutralising kit. Acidity levels must be kept between 5-9. b) Check the pH level after condensate has exited the tank or by removing the lid and taking a sample from the last chamber before the outlet. Acidity levels must be kept between 5-9. Replace the neutralisation media when pH drops below 7. (Replenish the tank with the larger material then sprinkle the smaller pellets on top).			Y	Y	
8	Check and record flow and return water temperatures and pressures.				Y	
9	Inspect gas assembly components.				Y	
10	Inspect safety devices, flow switches for water and gas.				Y	
11	Inspect and clean the combustion chamber and burners.				Y	
12	Inspect and clean flame rod ignitor.				Y	
13	Check the operation of the fan/blower.				Y	
14	Check gas pressure and adjust if necessary.				Y	
15	Inspect and clean the flue exhaust assembly.				Y	
16	Check all water connections and valves.				Y	
17	Carry out combustion analysis and recalibrate if necessary.				Y	
18	Check electrical and electronic components.				Y	
19	Record results in the log book.			Y	Y	

**Disclaimer** -This TDS is intended to provide guidance only to support Preventative Maintenance servicing activities. All TDS users are encouraged to read and understand the full [Conditions of Use](#) provided on the final page of this document and on the DPTI website.

For more information please contact the applicable Facilities Management Service Provider.



Government of South Australia  
Department of Planning,  
Transport and Infrastructure

Download Date: 04/11/2021

## Special Comments and Technical Data

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C SERVICE 6 MONTHLY

D SERVICE ANNUALLY

DEFAULT ACTIVITIES AND FREQUENCIES FOR BOILERS OF MEDIUM TO HEAVY USE.

SERVICE ACTIVITIES AND FREQUENCIES MAY VARY DEPENDING ON SITE CONDITIONS AND MANUFACTURERS RECOMMENDATIONS.

REFER TO AS3666.2, AS3788, AS3873 AND EPA CODES OF PRACTICE FOR MORE INFORMATION.

REGISTRATION REFER TO TDS ME171A.

INSPECTION REFER TO TDS ME238.

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