



Gas Boiler 23-Point Precision Tune-Up and Professional Cleaning Includes:

1. _____ Cycle boiler from thermostat to verify unit is functioning
2. _____ Inspect system for general problems (water leakage, burnt wires, physical damage)
3. _____ Verify appropriate supply of combustion air to boiler system
4. _____ Inspect boiler circuits for presence of air in piping
5. _____ Check for accumulation of dirt or rust on vent piping or draft hood. Also verify there are no holes, sagging of pipe, or signs of damage.
6. _____ Ensure flue is sealed at chimney base
7. _____ Check boiler pressurization and add or remove pressure if needed
8. _____ Check condition and operation of all air elimination devices
9. _____ Check and test boiler high limit aquastat control & settings
10. _____ Drain expansion test (if applicable)
11. _____ Inspect expansion tanks for evidence of leakage or air infiltration
12. _____ If expansion tank is “diaphragm” type, check for proper pressurization
13. _____ Ensure that the safety relief valve pipe is 6” above the floor and no leaks present
14. _____ Check and document flue draft readings using a draft meter
15. _____ Test low water cut-off devices for proper operation (if applicable)
16. _____ Test operation of any and all safety devices
17. _____ Complete a comprehensive combustion analysis and document all readings
18. _____ Check for appropriate gas pressure both from the meter and to the manifold
19. _____ Verify there are no gas leaks on piping with a leak detection solution and/or electronic leak detector at the boiler
20. _____ Verify proper operation of all circulator pumps, zone valves, and relays
21. _____ Check and inspect flame ignition and proving circuits
22. _____ Oil/lubricate motors or pumps (if applicable)
23. _____ Verify integrity of all wiring/electrical connections

Your Comfort Plus service Technician performed a complete 23-Point precision tune-up and professional cleaning of your Gas boiler that took _____ of time to complete. Your boiler is inspected and adjusted to the optimum performance.

Recommendations:

Date of inspection & cleaning _____

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