



**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:

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Date of inspection & cleaning \_\_\_\_\_

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