Assisi Aged Care

MAINTENANCE SCHEDULE

BOILERS	MONTHLY	QUARTERLY	TRIANNUALLY	HALF YEARLY	YEARLY	FIVE-YEARLY	NOT APPLICABLE
Check and test flame supervision system shut down time, clean pilot and thermocouple and check for correct location, clean U.V cell (if fitted) and check operation, record any components to be repaired or replaced					X		
Check and test interlocks and limits on air and gas pressure switches, pressure release valve, over pressure shut off device, purge device and timer, low and high level limits, high temp cut out and positional switches					X		
Check for water leaks at tube sheets or section joints		X					
Check valve train safety shut off and vent valve for freedom of movement		X					
Clean blower fan					X		
Check safety relief valve for correct operation, report if valve requires replacing					X		
Inspect combustion space and clean out as necessary					X		
Lightly lubricate bearings and control linkages					X		
Open Boiler. Check clean and repair flue passages and brickwork					X		
Open drain valve and flush out boiler to remove any sludge					X		
Remove and clean air and fuel filter elements, record if replacements are required					X		
Remove burner, clean burner, jet and swirler, re-assemble					X		
Record if jets require replacing					X		
Check combustion efficiency					X		