



Service Division

Preventative Maintenance Checklist

Scheduled maintenance helps ensure your system is working correctly and efficiently when you need it, and with a Fraser Service Contract, we've got you covered.

BOILERS

- BRUSH AND VACUUM SOOT BUILD-UP IN BOILERS
- CHECK SAFETY RELIEF VALVE
- CHECK OPERATING, SAFETY, AND COMBUSTION CONTROLS
- CHECK PIPING AND CONNECTIONS
- CHECK WATER MAKE-UP SYSTEM
- CHECK ROOM AIR INTAKE SYSTEM (COMBUSTION AIR)
- CHECK DRAFT INDUCER/POWER VENTER FANS & SWITCHES
- CHECK CONTACTS
- CHECK WIRING
- CHECK BURNER ASSEMBLY

FORCED HOT WATER BOILERS (GAS OR OIL)

- CHECK OPERATING AND SAFETY CONTROLS
- CHECK CIRCULATING PUMPS (MOTORS, BEARINGS, AND COUPLINGS)
- CHECK WATER CUTOFF
- CHECK ISOLATION AND SAFETY VALVES
- CHECK TEMPERATURE CONTROLS
- CHECK DRAFT SYSTEMS
- CHECK AMPERAGE

STEAM BOILERS (GAS OR OIL)

- TEST LOW WATER CUTOFF AND PRESSURE RELIEF VALVES
- CHECK OPERATING AND SAFETY CONTROLS
- FLUSH WATER CONTROLS AND INSTALL NEW GAUGE GLASS (TUBE ONLY)
- CHECK ISOLATION AND SAFETY VALVES
- CHECK CONDENSATE FLOAT VALVE (IF APPLICABLE)
- CHECK CONDENSATE PUMP (IF APPLICABLE)
- CHECK PRESSURE CONTROLS

DOMESTIC HOT WATER BOILERS (GAS OR OIL)

- CHECK OPERATING AND SAFETY CONTROLS
- CHECK CIRCULATING PUMPS (MOTORS, BEARINGS, AND COUPLINGS)
- CHECK TEMPERATURE CONTROLS
- CHECK DRAFT SYSTEMS
- CHECK PIPING AND CONNECTIONS
- CHECK DHW MIXING VALVE FOR PROPER OPERATION (IF APPLICABLE)

GAS AND OIL BURNERS

- CLEAN/INSPECT THE OIL SAFETY VALVE, PUMP, LINKAGE, AND TEST FOR LEAKS
- CLEAN DUST AND DEBRIS FROM INSIDE OF BURNER FAN HOUSING
- INSTALL NEW IGNITION ELECTRODES
- CHECK IGNITION TRANSFORMER FOR PROPER SPARK AND VOLTAGE
- INSTALL NEW OIL NOZZLE
- OPEN BURNERS AND CLEAN DRAW ASSEMBLY
- INSTALL NEW FILTER CARTRIDGE AT EACH OIL FILTER
- CHECK AND ADJUST GAS/OIL PRESSURE (IF REQUIRED)
- ADJUST BURNER FLAME WITH DIGITAL ANALYZING METER
- PERFORM COMBUSTION TEST