Maintenance Plans: Steam and Hydronic Boilers

PRIME BOILER SERVICES
A THERMOGENICS COMPANY

Maximize Efficiency and Ensure Optimal Performance with a Boiler Maintenance Plan



WHY CHOOSE US?

- **Expert Boiler Service:** Your trusted boiler service company, providing solutions to a variety of end markets from healthcare to food & beverage.
- **Reliable and Adaptable Service:** Highly skilled technicians with expertise in servicing all makes, models, and types of boilers.

Ensure reliability & optimal efficiency. Don't wait, call us today.

Our qualified technicians are available to conduct a thorough assessment of your boiler system. Benefit from a service agreement customized to your unique needs, and enjoy peace of mind with our dedicated support.

CALL 1.800.997.4899

Key Benefits of Our Maintenance Plans

- **Reliability & Lifespan:** Prevent failures and extend equipment life.
- **Priority Service & Flexibility:** Get prioritized scheduling for minimal disruption.
- **Cost Efficiency:** Enjoy fixed labor rates and cost savings
- **Optimized Performance & Increased Efficiency:** Save energy and costs.
- **Enhanced Safety & Compliance:** Mitigate risks and adhere to regulations for a safer workplace.
- **Reduced Carbon Footprint:** Properly maintained boilers release fewer emissions and save energy.
- **Mitigate downtime:** Regular maintenance ensures your boiler operates smoothly
- **Warranty Protection:** Ensure warranties remain valid and protect your investment.



Preventative Maintenance Plans

Discover our specialized maintenance plans designed to ensure your boiler's optimal performance.

With our dedicated team of experts, you'll receive personalized care that enhances safety, efficiency, and reliability. Our transparent approach means every inspection detail is shared with you, ensuring clear communication and peace of mind. Choose from our monthly, quarterly, or annual plans to find the perfect fit for your needs.

Call us today to schedule an on-site assessment 1.800.997.4899

Monthly

Improve your boiler's reliability and minimize downtime with our monthly plan. Our expert service technicians visit monthly to conduct thorough inspections, identifying any irregularities and making adjustments as needed.

To maximize burner combustion efficiency, we will fine-tune the fuel-to-air combustion curve(s). This proactive program is the best way to ensure your system is performing optimally with the highest level of efficiency, reducing your operational costs.

A total of eleven (11) comprehensive inspections per year are completed in addition to the one (1) Annual Inspection. A series of inspections and tests will be performed during each monthly visit.

Quarterly

Extend the lifetime of your equipment with a series of comprehensive inspections and tests performed three (3) times per year in addition to the one (1) Annual Maintenance visit.

Annually

This plan is the minimum essential service package to ensure that your operations run smoothly and efficiently, adhering to both your needs and local regulatory standards.

Our comprehensive annual inspection/overhaul is performed with your government authority or insurance inspector present. It includes an annual system refresh, where we seal the boiler with new gaskets and inspect the boiler system for any worn or failed components. We also conduct various checks such as testing the burner for efficiency, and safety checks.

View the full list of inspections and tests performed during each term, or call today to learn more and book an assessment.

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Call us today to learn more! 1.800.997.4899

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Monthly Maintenance Plan

Monthly Maintenance Plan

Improve your boiler's reliability and minimize downtime. Our expert service technicians visit monthly to conduct thorough inspections, identifying any irregularities and making adjustments as needed.

To maximize burner combustion efficiency, we will fine-tune the fuel-to-air combustion curve(s). This proactive program is the best way to ensure your system is performing optimally with the highest level of efficiency, reducing your operational costs.

A total of eleven (11) comprehensive inspections per year are completed in addition to the one (1) Annual Inspection. Maintenance plans are tailored to your unique needs and contract terms; examples listed may vary.

Tests, checks, and services performed during each monthly visit include:

Combustion and Controls

- Inspect all actuators & motors for abnormal operation
- Inspect all lights, indicators, & alarms for functionality
- Lubricate and inspect linkage, drive arms & damper connections for wear
- Inspect boiler & burner components for wear
- Inspect burner flame pattern
- Inspect firing rate control
- Inspect flue, vent, stack, & outlet dampers
- Inspect fuel train(s), regulator(s) & valves
- Inspect gauges, monitors, & indicators
- Inspect inlet & outlet dampers
- Inspect instruments & equipment settings
- Inspect pilot & main fuel flame signal strength
- Inspect pilot line, regulator & valves
- Inspect the blower motor operations
- Inspect igniter for damage & wear
- Test flame failure detection system for pilot & main fuel(s)
- Test combustion air proving switch
- Test & verify firing rate control set points
- Test operating & high limit control functionality
- Test trial for ignition & full sequence timing

Fireside

- Pumps: check for proper operation and leaks.
- Inspect boiler for visible signs of hot spots & discoloration

Waterside

- Blow down the gauge glass assembly
- Inspect the feed water valve & controls for operation

Feedwater System / Deaerator System

- Check operation of feedwater tank and controls
- Check feedwater controls for proper operation

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Quarterly Maintenance Plan

Extend the lifetime of your equipment with a series of comprehensive inspections and tests performed three (3) times per year in addition to the one (1) Annual Maintenance visit.

Maintenance plans are tailored to your unique needs and contract terms; examples listed may vary.

Quarterly maintenance visits include the following

Combustion and Controls

- Test the burner for efficiency, set combustion, and safety checks
- Inspect all actuators & motors for abnormal operation
- Inspect all lights, indicators, & alarms for functionality
- Lubricate and inspect linkage, drive arms & damper connections for wear
- Inspect boiler & burner components for wear
- Test and reset combustion
- Inspect burner flame pattern
- Inspect firing rate control
- Inspect flue, vent, stack, & outlet dampers
- Inspect fuel train(s), regulator(s) & valves
- Inspect gauges, monitors, & indicators
- Inspect igniter for damage & wear
- Inspect inlet & outlet dampers
- Inspect instruments & equipment settings
- Inspect pilot & main fuel flame signal strength
- Inspect pilot line, regulator & valves
- Inspect the blower motor operations
- Test flame failure detection system for pilot & main fuel(s)
- Test combustion air proving switch
- Test & verify firing rate control set points
- Test operating & high limit control functionality
- Test trial for ignition & full sequence timing

Fireside

- Pumps: check for proper operation and leaks.
- Inspect boiler for visible signs of hot spots & discoloration

Waterside

- Blow down the gauge glass assembly
- Inspect blowdown valves & equipment for leakage & wear
- Inspect safety relief valves for leakage
- Inspect the feed water valve & controls for operation
- Inspect water column & gauge glass for wear & etching

Feedwater System / Deaerator System

- Check operation of feedwater tank and controls
- Check feedwater controls for proper operation

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Annual Maintenance Plan

Ensure that your operations run smoothly and efficiently, adhering to both your needs and local regulatory standards.

Our comprehensive annual inspection is performed with your government authority or insurance inspector present. It includes an annual system refresh, where we seal the boiler with new gaskets and inspect the boiler system for any worn or failed components. We also conduct various checks such as testing the burner for efficiency, and safety checks. Maintenance plans are tailored to your unique needs and contract terms; examples listed may vary.

Tests, checks, and services include

Combustion and Controls

- Inspect all actuators & motors for abnormal operation
- Inspect all lights, indicators, & alarms for functionality
- Lubricate and inspect linkage, drive arms & damper connections for wear
- Inspect boiler & burner components for wear
- Inspect burner flame pattern
- Inspect firing rate control
- Inspect flue, vent, stack, & outlet dampers
- Inspect fuel train(s), regulator(s) & valves
- Inspect gauges, monitors, & indicators
- Inspect igniter for damage & wear
- Inspect inlet & outlet dampers
- Inspect instruments & equipment settings
- Inspect pilot & main fuel flame signal strength
- Inspect pilot line, regulator & valves
- Inspect & clean all burner traps & strainers
- Inspect the blower motor operations
- Perform a pilot turndown test
- Inspect the diffuser & burner components for wear
- Test combustion air proving switch
- Perform leak test on pilot & fuel train(s)
- Test & reset combustion
- Test & verify firing rate control set points
- Test flame failure detection system for pilot & main fuel(s)
- Test operating & high limit control functionality
- Test trial for ignition & full sequence timing
- Inspect the blower motor operations

Fireside

- Inspect and clean tubes
- Pumps: check for proper operation and leaks
- Inspect attaching mechanisms & open all access doors
- Inspect the refractory & insulation for wear
- Inspect boiler for visible signs of hot spots & discoloration

Waterside

- Drain boiler, open manholes, and handholes for inspection and install new gaskets
- Inspect & flush waterside of boiler
- Inspect pressure vessel for cracks, visible corrosion & scale
- Open & inspect internals of low water cutoff equipment
- Perform a low drain test on low water cutoff
- Blow down the gauge glass assembly
- Inspect blowdown valves & equipment for leakage & wear
- Inspect safety relief valves for leakage and lift tests
- Inspect the feed water valve & controls for operation
- Inspect water column & gauge glass for wear & etching
- Replace gauge glass

Feedwater System

- Check operation of feedwater tank and controls
- Check feedwater controls for proper operation

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