



Boiler Maintenance Record

**Keep me to help protect your
boiler and your warranty**

Appliance details

Type: _____

Manufacturer: _____

Model: _____

Location: _____

Fuel type: _____

Installer's details

Name: _____

Phone: _____

Email: _____

Why service your boiler?

At times, maintaining your boiler can seem like just another added expense. It's easy to cut this kind of expenditure to make savings or to free up some extra cash for a special purpose. But doing so could end up costing you significant sums of money further down the line.

➤ **Warranty terms and conditions**

The majority of boiler manufacturers will provide you with a guarantee or warranty that spans several years after the date of purchase.

However, without regular maintenance such as an annual service, most of these warranties will become invalid. In this instance, you would have to pay for parts and labour should anything go wrong with your boiler.

➤ **Peace of mind**

When an installer services your boiler, they'll check that all of the components are working correctly and that none are under strain. So, just like when you have your car serviced, you can rest easy knowing that all of the components have been checked and are performing safely and effectively as they should – reducing the risk of your hot water or central heating breaking down unexpectedly.

Without regular maintenance, most warranties may become invalid

➤ **Efficiency & reduced heating bills**

An annual service can reduce energy consumption because the system will run more efficiently than one which hasn't received regular maintenance. Therefore, you will save money on future energy bills.

➤ **Safety**

According to Gas Safe Register, 1 in 6 UK homes inspected have unsafe gas appliances. Faulty gas appliances can emit carbon monoxide – a poisonous gas that's difficult to detect because it is colourless and odourless. Carbon monoxide poisoning can result in death. Therefore, it is essential that you regularly maintain your boiler to ensure it is running safely.

Landlords

If you are a landlord you have a responsibility, both morally and legally, to keep your tenants safe. This includes maintaining gas appliances to a high standard. Gas Safe Register specifies that as a landlord, you have the following three main duties:

1. Maintenance

Pipework, appliances and flues must be maintained in a safe condition. Gas appliances should be serviced in accordance with the manufacturer's instructions. If these are not available it is recommended that they are serviced annually unless advised otherwise by a Gas Safe registered engineer.

2. Gas safety checks

A 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. For any fuel burning appliance, a carbon monoxide detector is always recommended.

3. Record

A record of the annual gas safety check must be provided to your tenant within 28 days of the check being completed or to new tenants before they move in. Landlords must keep copies of the gas safety record for two years.

Maintenance checklist

As well as the standard boiler service, ask your heating engineer to carry out the following checks and maintenance:

- ✓ Check to see if a *MagnaCleanse* flush is required
- ✓ Check gas pressure / gas rate
- ✓ Test flue to ensure appliance isn't leaking carbon monoxide
- ✓ Safety inspection of appliance and controls
- ✓ Check appliance for corrosion and leaks
- ✓ *MagnaClean* magnetic filter installation or service
- ✓ Introduce *MC3+* or *MC5* cleaner to the heating system
- ✓ Top up the system with *MC1+ Protector*



Landlords only: heating engineer details

As a landlord, by law it's your responsibility to obtain a **Gas Safety certificate every 12 months**. You get this from a Gas Safe registered engineer who will assess your appliances, pipework and flues to ensure they're functioning properly. If they satisfy the criteria, you will be given a Gas Safe certificate. To prove compliance with the law, keep these records up to date.



Have you asked your installer about fitting a *MagnaClean* filter?

ADEY *MagnaClean* is the UK's No.1 magnetic filter brand with three million in use in British homes –
What does this mean?

The *MagnaClean* magnetic filter captures black iron oxide (Fe_3O_4) from your central heating system using patented, Queen's Award winning technology. Even a small build-up of iron oxide sludge can impact on central heating performance and result in:

- Higher energy bills
- Wasted energy
- Low heat levels – always needing to turn up the thermostat
- Radiator cold spots
- Central heating system maintenance call-outs and costs
- A noisy boiler
- Central heating system part failure and breakdown
- Leaking valves

Fitting a *MagnaClean* magnetic filter can save you up to 6% annually on your energy bills, cut your carbon dioxide emissions and improve the lifespan of your boiler.

To protect your boiler now, speak to your local plumber or heating engineer, or for more information call ADEY on

 01242 546 717

