Required Annual Maintenance Check List

Years 1,3,5, etc.

- Visual inspection of the appliance, venting, electrical, gas and near boiler hydronic piping
- Are the venting system joints properly secured together using fasteners and/or locking devices? Properly supported?
- Visual inspection of the vent termination outside of the building. Check for obstructions that would impede flue gas and combustion air movement.
- Inspect relief valve(s) for signs of leakage. Are they properly piped away from the boiler?
- Test the internal expansion vessel for proper air pressure (typically 17 psi).
- Remove, Inspect and clean the heating system return line strainer (if equipped) located at the factory supplied return valve.
- Remove, inspect and clean the domestic water strainer (combination boilers) located at the cold water inlet of the boiler.
- Check boiler water for proper cleanliness. **Water treatment is required by Granby Heating Products.**
- If required; check system antifreeze for proper Ph and freeze/flow characteristics. Treat as required.
- Remove, inspect, clean and flush the condensate trap and associated discharge piping.
- Remove the electrode assembly, clean with a rag and check for proper gap (4mm), adjust if necessary. Inspect gasket then reinstall.
- Remove ionization rod, clean and inspect. Inspect gasket then reinstall.
- Check ignition transformer for proper spark.
- Check gas line pressure at the inlet pressure port of the gas valve during high fire boiler operation (desired pressure: 11” wc LPG – 7” wc natural gas). Adjust to required pressure.
- Check gas line pressure lock-up at the inlet pressure port of the gas valve (maximum static pressure 14”). Higher pressures could damage the gas valve and cause personal and property damage.
- Complete a combustion check using an electronic analyzer. Check CO2 levels at high fire operation (consult manual for proper CO2 values). Adjust to required specification.
- Check flue gas temperature. If above 172 degrees F. or substantially above a previous test result, clean the heat exchanger.
- Check for proper error code operation by simulating error code faults (EO1, EO2, EO3 etc...) repair any deficiencies.
- Lubricate the 3-way diverter valve. (use spray type Superlube containing TPFE)
- Inspect for gas leaks

Required Annual Maintenance Check List

Years 2,4,6, etc.

- All items listed for years 1,3,5, etc.
- Brush, using a nylon brush only, and vacuum. Be sure to clear all deposits from between the heat exchanger coils.
- If Brushing and vacuuming aren't sufficient a water spray may be used to loosen accumulated deposits, brush again and rinse thoroughly. Determine that water flow between the coils is unimpeded. Be careful not to damage the refractory board attached to the back of the exchanger.
- If water alone doesn't result in a satisfactory cleaning, then CLR may be used. Spray CLR directly to the heat exchanger surfaces, let soak for several minutes, do not allow to dry, then brush. Rinse thoroughly for several minutes with clean water.
- Clean and flush condensate system.
- Allow heat exchanger to dry then reassemble burner assembly.
- Check for gas leaks.
- Fire and perform and efficiency and CO2 test. Adjust both high and low fire CO2 as necessary.

Because of the fuel's characteristics, LP gas fired boilers main heat exchanger should be inspected and cleaned annually.

Boilers installed in other than typical residential applications (example: owner occupied, single family homes) may require more frequent cleanings.

If a relief valve discharges periodically, this may be due to thermal expansion in a closed water supply system. Contact a qualified plumber to correct this situation. DO NOT PLUG THE RELIEF VALVE.