



PREVENTATIVE MAINTENANCE SCHEDULE FOR FLUE AND CHIMNEY SYSTEMS.

PROJECT:
Contract No

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Date:

Component	Preventative Action	Typical Frequency	The failure mode and its cause or other reason for maintenance.	Consequence of failure
Flue	Inspect Inspection of operating conditions of boiler(s).	6 monthly 3 Monthly	Leaks of flue gases or damage to flue and (or) supporting structure. Incorrect combustion will massively accelerate corrosion rates. Termination of Guarantee.	Appliance unable to operate
Flue terminals	Check terminals at roof level	6monthly	Damage or obstruction	Appliance unable to operate or functions at reduced efficiency
Chimney	Inspect condition of paintwork, H.D. Bolts and brackets(where applicable) Total repainting of Chimney(s) Inspection of operating conditions of boilers(s).For chimneys without liners	1Year 3-5Years(max) 3 Monthly	Damage to structure or stability. Termination of Guarantee. Incorrect combustion will massively accelerate corrosion rates.	Appliances unable to operate /possible structural failure.
Chimney liner	Inspect Inspection of operating conditions of boiler(s).	6 monthly 3 Monthly	Damage, failure, collapse or leakage. Incorrect combustion will massively accelerate corrosion rates. Termination of Guarantee.	Appliances unable to operate
Supports and fittings	Inspect security of supports, integrity of structure, condition of paintwork	1 Year	Damage, failure, collapse .Termination of Guarantee.	Appliances unable to operate

Stabilisers (explosion doors)	Check condition, ensure movement is free	1 Year	Failure to operate	Failure to operate in the event of an explosion
Fan dilution unit	Inspect visually, check for damage and blockage	1 Year	Inefficient flue operation	Appliances unable to operate or function at reduced efficiency
Balanced flue	Check for obstruction	1 Year	Obstruction, e.g. due to leaves of debris	Inefficient boiler
Bellows	Inspect for stress fractures or physical damage	6 Monthly	If damaged – Leaks will occur.	Unable to operate appliance
Vertical & Horizontal flue	Remove caps/cowls of flue and thoroughly clean all build up of accumulation	6 Monthly	Inefficient flue operation and increase of acidic corrosion. Termination of Guarantee.	Acceleration of corrosion
Generators/ CHP Units.	Inspect Inspection of operating conditions of Appliances(s).	6 monthly 3 Monthly	Leaks of flue gases or damage to flue and (or) supporting structure. Incorrect combustion will massively accelerate corrosion rates. Termination of Guarantee.	Appliance unable to operate