

# Boiler / Property Inspection Options

**GLOW**  
maintenance  
& installations  
Heating & Plumbing



For more information, contact us on  
0208 607 0449, or [Info@GlowMaintenance.co.uk](mailto:Info@GlowMaintenance.co.uk)

There are 3 main types of boiler/gas appliance inspection/service, a 'Landlords Gas Safety Certificate', an 'Annual Check-Up' and a 'Full Service' (stripdown and clean).

We also offer a pre-purchase/post installation inspection/report. Please note that only the installer of a boiler can register it with building control, so ensure you only use a Gas Registered firm for gas works.

**A Landlords Gas Safety Certificate** is an annual requirement for all domestic rental and commercial properties. This looks solely at the safety of the installation (meter and pipework) and appliances, it does not comment on non-safety related issues.

*Domestic properties with up to 3 appliances are £75+VAT; all Commercial, or domestic with over 3 appliances, are at normal rates (should further works be needed/requested at this time it would obviously add to the time and cost).*

**An Appliance Annual Check-Up** is highly recommended from a safety point of view, required by boiler manufacturers and many insurance companies to validate their warranty/cover.

It tweaks a number of working aspects of the appliance (condensate, gas valve, system pressure etc) and comments on its general condition, highlighting any obvious issues that are evident during our visit to allow you to address these before they become more serious. It involves no wet works or parts replacement.

This may include recommending further works, if parts are indicating significant wear, or a Full Stripdown Service if the heat exchanger tests as being blocked.

*This is normally covered under our minimum fee (1hr) per appliance (back boilers take significantly longer as they are actually 2 appliances, the fire and the boiler); although if other works are needed and carried out at this time, at the clients request (such as re-pressuring an expansion vessel or swapping electrodes etc), it will add to the time and cost.*

**An Appliance Full Service** is generally required when the appliance heat exchanger is becoming blocked with soot and deposits from combustion, the need for this would normally be identified as part of an Annual Check-Up. A Full Service involves accessing the main heat exchanger for cleaning, which requires replacing the seals and gaskets and often the electrodes/thermocouple.

*This normally takes 2-3 hours or so, plus parts (an estimate would be provided, depending on appliance).*

**We also offer a Pre-Purchase/Post-Installation Property Inspection.**

A Gas Safety Certificate, as above, AND to inspect the core heating and core hot water components/appliances, to check that the controls, appliances and radiators are working as they should and to comment on the installation and problems found at the time of the visit – this does NOT include investigating the exact causes of any problems found if they are not obvious; nor looking at individual taps, outlets, wastes etc as this should have been covered by a Full Structural Survey.

The cost for this depends on the size of the property, normally from 1hr 20mins for up to a 3 bed house up to 3hrs (for larger) depending on size of installation, at our hourly rate..

**Please note that none of the above are likely to resolve general problems (except some very specific issues) and they offer no guarantees that problems will not arise in the future - the investigation and repair of which will need to be treated as separate work and charged accordingly.**

**Should you be experiencing issues with the appliance/system you need to let us know what the symptoms are so we can carry out an INVESTIGATION into the problem, rather than a Check-Up.**

Please contact us to let us know which service you would like.

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