

Boiler Service Checklist: What to Expect

Know what your Gas Safe engineer should check during a service

An annual boiler service keeps your heating system safe and efficient. Use this checklist to understand what your engineer should be inspecting — and to make sure nothing is skipped.

[FREE CHECKLIST](#)

Before the Engineer Arrives

- ☐ Confirm the engineer is Gas Safe registered (check their ID card or search at [GasSafeRegister.co.uk](https://www.gas-saferegister.co.uk))
- ☐ Ensure easy access to the boiler — clear any items stored in front of it
- ☐ Make a note of any issues: strange noises, loss of pressure, cold radiators, error codes
- ☐ Have your previous service record or certificate to hand if available

What the Engineer Should Check

- ☐ Visual inspection of the boiler and flue for damage or corrosion
- ☐ Gas pressure and flow rate check
- ☐ Flue gas analysis (carbon monoxide and combustion efficiency)
- ☐ Inspect all seals, gaskets, and connections for leaks
- ☐ Check the condensate drain is clear and functioning
- ☐ Test the boiler's safety devices and controls
- ☐ Check and bleed radiators if necessary
- ☐ Inspect the boiler's ignition and flame
- ☐ Check the expansion vessel pressure

After the Service

- ☐ Receive a written service record or certificate
- ☐ Ask the engineer to explain any findings or recommendations
- ☐ Request a written quote for any repairs needed
- ☐ File the certificate safely — landlords must keep records for two years
- ☐ Set a reminder for next year's annual service

Top Tip:

Landlords are legally required to have gas appliances serviced annually and provide tenants with a copy of the Gas Safety Certificate (CP12) within 28 days.

Find a Gas Safe registered engineer at [WarringtonTradesmen.co.uk](https://www.WarringtonTradesmen.co.uk)