

List of typical works and services

A typical list of minimum scopes of work performed by the supervisor of heating and hot water systems of a building

1. An inspection of the building's heating and hot water system and heat point equipment is performed once a week:
 - 1.1. checking the condition of the branches and risers of the house pipeline of the circulating hot water supply system;
 - 1.2. constant control of the working parameters of the heat point and ensuring the normal temperature of the air in the heated rooms and the hot water supplied to the rooms;
 - 1.3. adjustment of the thermal power used by the heating and hot water system of the house by adjusting the heating center devices according to the wishes of the Customer or his representative, without violating hygiene standards;
 - 1.4. control of the performance of billing heat metering devices and their seals and writing down the readings of the heat metering device and submitting a report;
 - 1.5. maintenance of updated heating centers and control of working parameters.
2. Works that are performed at the periodicity specified in the equipment characteristics:
 - 2.1. current repair of the disconnecting armature (lubrication of packings, tightening);
 - 2.2. maintenance of hot water supply pipes for general use up to the first closing fitting in the room or until branching into the internal network of the room;
 - 2.3. regulation and cleaning of the branches and risers of the circulating hot water supply system of the house;
 - 2.4. seasonal or post-emergency start-up and draining of the heating and hot water system;
 - 2.5. flushing of the heating system, hydraulic test, preparation for the heating season;
 - 2.6. maintenance of heating center shutters and valves, tightening of their oil seals, ongoing repair;
 - 2.7. maintenance of direct-acting hot water quantity and temperature regulators and thermorelays, small repairs;
 - 2.8. ongoing repair of pumps installed in the premises of heating centers;
 - 2.9. repair of heat exchangers (removal of leaks by tightening gaskets, replacement of gaskets, blinding of the ends of hollow tubes, mechanical cleaning of calcified tubes, tightness test, chemical flushing);
 - 2.10. maintenance and inspection of direct operation control and measuring devices;
 - 2.11. writing off readings of cold water meters against hot water heat exchangers;
 - 2.12. cleaning the elevator nozzle;
 - 2.13. cleaning and flushing of filters and dirt collectors;

2.14. installation of blinds that protect the heating system of the house from increased pressure during the hydraulic test of outdoor networks in the heating centers near the inlet valves.

3. Works that are performed as needed:

3.1. localization and liquidation of accidents in the system (tightening threaded connections, applying clamps, welding cracks, replacing worn pipes up to 0.5 m long);

3.2. liquidation of leaks from heating and hot water supply pipes that are laid open or located in walls, ceilings and underground channels (tightening threaded connections, applying clamps, welding cracks or replacing pipes up to 0.5 meters long), demolition and reconstruction of construction structures is carried out at the expense of the Customer;

3.3. restoration of insulation of pipelines and fittings damaged during operation;

3.4. removal of through-hole radiators in apartments, installation of blind or heat carrier circulation connections instead of the removed radiator (replacement of radiators is carried out at the Customer's expense);

3.5. replacement of radiators in stairwells and other common areas (replacement of radiators is carried out at the Customer's expense);

3.6. restoration of the heating effect of poorly heating radiators and bath heaters, if this does not require overhaul of the systems;

3.7. determining optimal management programs, changing programs according to the wishes of the Customer or his representative, without violating hygiene standards.