SwiftHeat UK Group Ltd
4th Floor, 14 Museum Place
City Centre, Cardiff
CF10 3BH
Registered in England & Wales – 16324457
Tel: 0800 043 3464

Ideal Logic ESP1 35kW Condition Report & Recommendations: [redacted]

[redacted]

Date: [redacted]

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[redacted]
Ref: #[redacted]

Ideal Logic ESP1 35kW Condition Report & Recommendations: [redacted]

Hi [redacted],

Re: Condition Report – Ideal Logic ESP1 35kW Boiler

Following our recent visit to your property, our principal gas engineer Kieran Heycock (Gas Safe Registration No. 635031) carried out an inspection and service of your Ideal Logic ESP1 35kW boiler. Please find a summary of our findings and the actions completed below.

Works Carried Out During Your Boiler Service & Inspection

1. Condensate Trap Cleaning

The condensate trap required cleaning due to the presence of debris and residue. This was removed, thoroughly cleaned, and correctly reinstalled to ensure proper operation of the condensate discharge system.

2. Boiler Service Assessment

A service and safety inspection of the boiler was completed. Based on our engineer's assessment, the appliance is operating satisfactorily and complies with the requirements recorded on the Gas Safe certificate issued following the service.

Advisory Recommendation

3. Flue Sealing (Internal)

As a precautionary measure and in line with the boiler manufacturer's installation guidance, we recommend sealing the internal side of the flue where it passes through the wall.

- The external flue penetration has been sealed correctly.
- However, we recommend sealing both internal sides of the wall penetration to fully meet manufacturer guidance and improve the installation finish.

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Advisory Recommendations Only

Please note this is an advisory recommendation only and does not affect the validity of your Gas Safe certification.

Unfortunately, we were unable to complete this internal sealing during our visit as the cupboard surrounding the boiler would need to be removed to gain sufficient access.

Additional Advisory Recommendations

During our inspection of the Ideal Logic ESP1 35kW boiler, our engineer has also noted the following advisory items for your consideration.

1) System Filter Installation (Recommended)

Your current heating system does not have a magnetic system filter installed. A system filter is an important component designed to protect the boiler and central heating system by collecting circulating sludge, magnetite, and metallic particulates that naturally develop within heating systems over time.

Without a filter, these contaminants can circulate through the boiler and system components, which may contribute to increased wear and tear, reduced efficiency, and potential long-term reliability issues.

We would therefore recommend the installation of a magnetic system filter on the return pipe to the boiler, which is the correct location to capture debris before it enters the boiler heat exchanger. Installing a system filter helps to:

1, Protect the boiler's internal components
2. Improve system efficiency
3. Reduce the likelihood of blockages or premature component wear
4. Extend the operational life of the heating system

This recommendation is preventative in nature and does not affect the current operational status of the appliance.

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2) Boiler Output Size (Future Consideration)

The installed 35kW boiler is considered oversized for a property of this type, particularly for a flat where the overall heating demand is typically lower than that of larger houses.

Whilst the appliance is operating satisfactorily, an oversized boiler can sometimes lead to less efficient operating cycles and reduced optimisation of heating performance. For any future boiler replacement, we would generally recommend considering a smaller output appliance in the region of 24kW–30kW, which is typically more suitable for properties of this size and can provide improved efficiency and system balance.

This is purely advisory guidance for future planning and does not affect the safety or current operation of the appliance.

Further Assistance
If you have any questions regarding this report or would like us to arrange the recommended improvement works in the future, I would be very happy to assist.

Thank you for choosing SwiftHeat UK Group Ltd. We truly appreciate your business and are delighted to welcome you as a valued customer.

Yours faithfully,

Tristan Jones

[redacted]
SIGNATURE REMOVED

Managing Director of SwiftHeat UK Group Ltd
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