SITE survey. APP

SITE SURVEY REPORT

Unvented Cylinder Service Record

Prepared for	M. Ahmed
Date	10 Oct 2026
Site	4 Beech Close
Prepared by	S. Doyle

FORM

Unvented Cylinder Service Record

1. Cylinder

Project	4 Beech Close: unvented cylinder annual service (completed example)
Client	M. Ahmed
Site	4 Beech Close
Site address	4 Beech Close, Reading
Service date	10 Oct 2026
Engineer and G3 qualification	S. Doyle, G3 qualified
Cylinder make and model	Wall-hung unvented water heater, model UV-100
Capacity (litres)	100
Heat source	Immersion heater (direct)

Building Regulations requirement G3(3): a hot water system with a storage vessel must stop the stored water ever exceeding 100°C, and any discharge from safety devices must be safely conveyed to where it is visible. Approved Document G says an unvented system should have at least two independent safety devices as well as the thermostat, and advises choosing an installer with the right skills, for example one registered with a competent person scheme. The Hot Water Association's servicing guide recommends a service every 12 months, and regular servicing is usually a condition of the manufacturer's warranty.

2. Checks

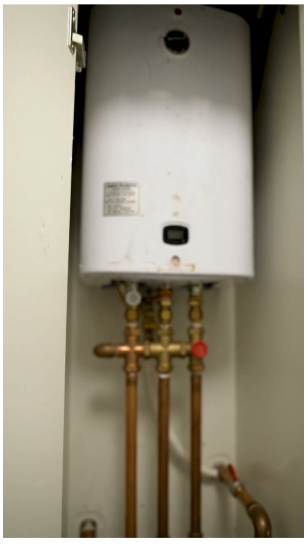
Incoming mains pressure (bar)	3.4
Pressure reducing valve setting (bar)	3.0
Expansion vessel pre-charge (bar)	2.6
Pre-charge the manufacturer specifies (bar)	3.0
Pre-charge against the specification (bar)	-0.4
Pre-charge correct for the system?	No
Stored water temperature (°C)	60
Stored temperature against 60 °C	At or above 60 °C
Temperature and pressure relief valve operated and reseats	OK

Expansion relief valve operated and reseats	OK
Energy cut-out (non self-resetting) tested	OK
Tundish visible, discharge pipe and termination safe	Defect
What is wrong with the tundish or discharge pipe?	Tundish behind a cupboard panel, not visible, and D2 drops only 220 mm before its first bend. Customer advised; access panel to be cut and D2 re-run with a 300 mm vertical section.
Pipe from the valve outlet to the tundish (mm)	450
Vertical drop below the tundish before the first bend (mm)	220
D1 against 600 mm	Within 600 mm
D2 drop against 300 mm	Under 300 mm

> Approved Document G (paragraphs 3.54 and 3.56) says there should be no more than 600 mm of pipe between the valve outlet and the tundish, and the D2 pipe should have a vertical section at least 300 mm long below the tundish before any elbow or bend. Record what was found and the fix.

Line strainer cleaned	OK
No leaks or signs of discharge	OK
Checks with a defect	1
Safety device defects	0

Photos of the cylinder, valves and tundish





3. Result

Result	Serviced, parts needed
Parts and work needed	Expansion vessel found at 2.6 bar against 3.0 bar and recharged to 3.0 bar on the day. Fit an access panel so the tundish is visible and re-run D2 with at least 300 mm vertical below the tundish.
Benchmark or manufacturer's service record completed?	Yes
Next service due	10 Oct 2027
Customer name	M. Ahmed
Customer signature	
Completed by	S. Doyle
Signature	