

# Summary of Cover

## Boiler Service and Gas Safety Certificate

This plan provides a Gas Safety Inspection and Boiler Service for landlords.

A summary of the main benefits and exclusions under the plan is set out below. **For a full description of what it and what is not included, please see the plan terms and conditions.**

Examples of what is included	Examples of what is not included
<p><b>Gas Safety Inspection</b></p> <ul style="list-style-type: none"> <li>✓ Check the appliance for gas tightness</li> <li>✓ Check the standing and working pressure if test points are available</li> <li>✓ Check the burner pressure/gas pressure against the manufacturer's data plate</li> <li>✓ Check for the satisfactory provision of all necessary ventilation</li> <li>✓ Test the flue flow to ensure removal of products of combustion</li> <li>✓ Check the satisfactory operation of safety devices</li> <li>✓ Check for physical stability, presence and effectiveness of the brackets (where appropriate)</li> <li>✓ Investigate any evidence of unsafe operation and report to the landlord</li> <li>✓ Issue landlord gas safety record</li> </ul>	<p><b>The main exclusions is:</b></p> <ul style="list-style-type: none"> <li>× Plumbing and heating breakdowns or problems</li> </ul> <p><b>Other exclusions include:</b></p> <ul style="list-style-type: none"> <li>× The cost of remedial work, repair or parts needed for any fault which is found before or during the landlord gas safety inspection and/or the boiler service</li> <li>× Any maintenance or remedial work</li> <li>× A test of the gas installation pipe work, unless there is a known or suspected escape of gas</li> </ul>
<p><b>Boiler Service</b></p> <ul style="list-style-type: none"> <li>✓ A visual check on flue ways and terminal</li> <li>✓ Clean the burner and pilot light</li> <li>✓ Clean and lubricate fan where applicable</li> <li>✓ Clean and adjust the ignition components</li> <li>✓ Check all disturbed gas connections</li> <li>✓ Check all safety devices</li> <li>✓ Verify gas pressure and heat input</li> <li>✓ Check operating pressure and reset if required</li> <li>✓ Check seals (gas and water)</li> <li>✓ Test open flued boilers for spillage</li> <li>✓ Full operational check and advice provided on using your heating more efficiently</li> </ul>	<p>Gas safety inspection will record each gas appliance and whether or not they are safe to use at the time of the inspection. The gas fired boiler at the property will be serviced to meet statutory requirements, manufacturer's recommendations and relevant codes of practice.</p> <p>We will contact you to arrange for an engineer to carry out the gas safety inspection and the boiler service. These will be undertaken together and will be available Monday to Friday, 9am to 5pm, excluding bank holidays</p> <p><b>If there is a gas leak, you should first call the National Gas Emergency Service immediately on 0800 111 999</b></p>

### Who is eligible for this plan?

The plan is for landlords (to cover a house or flat rented to others). It does not cover mobile or park homes and dedicated full time business premises.

### How can I cancel this plan?

You can cancel the plan by contacting HomeServe in writing or by telephone. You may cancel your plan at any time. You will receive a full refund if you cancel within the cancellation period as long as no work has been performed under the plan. If you have had work completed under this plan or if we have made three attempts to contact you to make an appointment there will be no refund. Please see the Terms and Conditions

### What happens at the end of this plan period?

Your plan is for 12 months from the date your application is processed. We will write to you before the plan ends to notify you about the renewal of your plan, including whether you have chosen to automatically renew your plan or not.

You can change if your plan automatically renews or not at any time during the plan term by calling the Customer Services number, writing to the Freepost address, through your online account or by visiting [www.homeserve.com/autorenewal](http://www.homeserve.com/autorenewal)

**Please read the plan terms and conditions for further information.**