

Air and dirt separator annual maintenance checklist

The annual air and dirt separator service is the deep pass: the measurements, cleanings and tests a quarterly round doesn't reach. This checklist keeps the full service on record with the photos that make it defensible later. Work is commonly verified against IMC (mechanical code), manufacturer's published instructions. Confirm the edition your authority having jurisdiction has adopted.

Who runs it: The hydronic service tech on the annual mechanical service, isolating the separator to clean the internal element and service the vent. When: Once a year, paired with the rest of the loop service, the pass that opens the separator to clean the coalescing medium the quarterly blowdown can't fully clear.

Internal element

- ☐ **Coalescing element cleaned or replaced**
Separator isolated and drained, the internal coalescing medium pulled and cleaned or replaced per the instructions, magnetite and sludge flushed from the body before it closes back up. **2 photos required**

Vent and connections

- ☐ **Air vent serviced and connections resealed**
Automatic air vent cleaned or rebuilt, float and seat seen releasing air and reseating dry, flange gaskets and threaded connections resealed with no weeping on refill. **1 photo required**

Refill and pressure

- ☐ **System refilled, vented and pressure confirmed**
Loop refilled and vented at the high points, isolation valves returned fully open, system pressure and expansion-tank charge confirmed in their normal band with the make-up not running on. **1 photo required**