

Snow melt system annual maintenance checklist

The annual snow melt system 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 manufacturer's published instructions. Confirm the edition your authority having jurisdiction has adopted.

Who runs it: The hydronic service tech or the licensed electrician on the annual service, matched to whether the slab is fluid-heated or electric. When: Once a year in the off-season, when the fluid can be tested and topped or the electric circuits can be de-energized for insulation and ground-fault testing.

Hydronic fluid and pump

- ☐ Glycol concentration and condition tested
Freeze protection of the mix measured against the design low temperature, fluid checked for pH or inhibitor breakdown and topped with the correct glycol, not water. 2 photos required
- ☐ Circulator pump and manifold zone flow serviced
Pump running without cavitation or seal weep, system purged of air, each manifold loop set and confirmed for balanced flow. 2 photos required
- ☐ Heat source and heat exchanger checked
Boiler or heat exchanger reaching supply temperature under load, no scaling or fouling starving the snow-melt loop, expansion and make-up in order. 1 photo required

Electric circuits and protection

- ☐ Slab heating circuits tested for continuity and insulation
Each mat or cable circuit read for continuity and insulation resistance against the manufacturer's expected values, no branch open or leaking to ground. 2 photos required
- ☐ Ground-fault equipment protection functionally tripped and reset
GFEP device tripped with its test function and confirmed to reset, contactors and connections checked for heat with the slab energized. 2 photos required

Freeze protection and integrity

- ☐ Freeze protection and drainage verified before winter
Exposed piping, sensors and drains protected, hydronic loops holding pressure or electric slab megger clean, whole system left ready for an automatic call. 1 photo required