



Track Brewing Co
Unit 17 & 18
Piccadilly Trading Estate
Giddings Lane
Manchester
M12NP

For the attention of Sam Dyson

Service Schedule of Unical BAHR 12 Steam Boiler

Boilers and associated equipment are supplied on the understanding that the installation and all electric work will be carried out by competent persons. It is pointed out that the design, sizing and installation of all piping, including all work beyond the main steam outlet valve supplied with the boiler, is the responsibility of the installer.

It is the responsibility of the installer and/or the purchaser to ensure that the installation is carried out correctly and that it complies with all regulations and authorities concerned including Health & Safety, Insurance etc.

This inspection will form part of the Written Scheme of Examination in accordance with Pressure Systems Safety Regulations 2000.

Inspections to be carried out yearly in accordance with the warranty and your annual insurance inspection.

The yield and duration of a steam generator depend not only on a proper installation but also on good operation and maintenance. Routine maintenance is essential in the interest of the safety, efficiency and durability of the appliance. All maintenance must be carried out by qualified personnel.

- 1) All the operations must be performed with the burner stopped and the generator "cold"; in order to avoid any start-up, even accidental, remove the fuses of the electrical power line and signal with a sign the prohibition to actuate the switch.
- 2) Maintenance to be performed by competent, certified gas engineers
- 3) Close the fuel supply pipe at source
- 4) During cleaning wear all PPE provided for specific activities, in strict accordance with the Safety Standards;
- 5) Carefully protect all equipment; for cleaning, use brushes and vacuum cleaners; when necessary to reassemble the components removed for cleaning, carefully check the state of the gaskets and / or provide for their replacement;
- 6) Protect screws and nuts with graphite grease which will facilitate their subsequent removal;
- 7) After having set up the generator for a long period of inactivity,
- 8) provide appropriate instructions to be placed on the generator for the operations to be performed before restarting it.
- 9) At the restart, before turning on the burner, check the operation of the generator pumps and of the system.



Section I. Routine Maintenance

Carry out the following checks:

- check the mechanical and electrical efficiency of the adjustment and safety devices;
- adjust the sealing of all gaskets both on the fumes and the water sides;
- readily replace defective gaskets steam side and the flanges of the manhole ring;
- promptly replace defective gaskets
- check the status of the feed pump;
- check the combustion parameters;
- check the efficiency of the water treatment system;
- analyse the feed and operating water to check that the values are within the prescribed range of values; in case of high alkalinity, increase boiler water drains.

Frequency of routine maintenance is yearly in accordance with Written Scheme of Examination and insurance inspection.

Section 2. Extraordinary Maintenance

HEAT SIDE:

- extraction of turbulators from the tube bundle;
- disassembly and cleaning of rear chamber;
- cleaning of tubes by brush;
- removal of all deposits

WATER SIDE:

- disassembly of level probes;
- opening of manhole;
- internal inspection to ascertain the presence of deposits or signs of corrosion;
- complete analysis of the feed and operating water as prescribed by the supplier of the water treatment system.

The frequency of these extraordinary maintenance depends on the type of fuel and the combustion quality: for gas in this instance once a year.

Thermal Steam Limited

Terms and Conditions of Sale

General

- 1) Thermal Steam Limited will in these terms and conditions be hereinafter referred to as "TSL"
- 2) No order shall be binding until confirmed by us in writing embodying these conditions.
- 3) Unless expressly accepted by us in writing any qualification of or substitution for these conditions by the purchaser shall be inapplicable.
- 4) All technical information and other particulars contained in our catalogues and price lists are stated in good faith and minor deviations therefrom shall not vitiate the contract nor be made the basis of a claim against us.
- 5) Changes of delivery dates or cancellation by the purchaser may be accepted by us in our absolute discretion and subject to such conditions as to cancellation charges or otherwise as we may in our absolute discretion specify.

Prices

- 6) All prices and terms quoted by us are strictly nett and no discounts or deductions whatsoever shall be allowed. Prices and terms may be changed without notice and we accept orders for delivery at the price and on the terms ruling at the date of despatch.

Delivery

- 7) Prices for the Equipment are quoted ex works, packing (if necessary) and delivery are charged as shown.
 - a) Any date or period named by us for despatch is given in good faith as an estimate only whilst we will endeavour to despatch within the stated period, such date or period is not to be of the essence of the contract and the purchaser shall be bound to accept the goods ordered when available unless we have specifically given an undertaking in writing with an agreed sum as liquidated damages for late delivery and the purchaser has suffered loss due to our delay. We shall not be liable in any way in respect of late delivery however caused nor shall such failure by despatch on the date or within the period named by us be deemed to be a breach of the contract.
- 8) If having given the purchaser notice that the goods or any part of them are ready for despatch we do not receive forwarding instructions to enable us to despatch within 14 days from the date thereof, the purchaser shall take delivery or arrange for the storage of the goods at the purchaser's expense, failing which, we shall be entitled to store the goods at the buyer's risk. Storage expenses will be charged at 1/4% of the contract price per month thereafter. If the purchaser fails to take delivery of the goods on the due contract date, payment of the full contract price will become payable forthwith.
- 9) Where our total price includes for delivery we shall repair or replace free of charge goods damaged or lost in transit provided that the purchaser sends to the carrier and ourselves written notification within 21 days of despatch in the case of non-delivery. Where our price does not include delivery, we will not be held responsible for any loss or damage in transit.
- 10) Unless otherwise specified, crates, cartons and other packing materials are chargeable at nominal prices and are not returnable and no allowance can be made for them nor any deduction from remittances allowed.
- 11) The ownership of the goods shall remain with TSL which reserves the right to dispose of the goods until payment in full for all the goods has been received or until such time as the purchaser sells the goods or by way of bona fide sale at full market value. If such payment is overdue in whole or in part TSL may (without prejudice to any of its other rights) recover or re-sell the goods or any part of them and may enter upon the purchaser's permission by its servants or agents for the purpose. Such payments shall become due immediately upon the commencement of any act or proceeding in which the purchaser's solvency is involved. If any of the goods are incorporated in other goods before such payment, the property in the whole of such goods shall be and remain with TSL until such payment has been made, or the other goods have been sold as aforesaid and all the seller's rights hereunder in the goods shall extend to those other goods until payment in full has been made. The relationship of the purchaser to TSL shall be fiduciary in respect of the goods or other goods in which they are incorporated and if the same are sold by the purchaser, TSL shall have the right to trace the proceeds thereof. A like right for TSL shall apply where the purchaser uses the goods in any way so as to be entitled to payment from a third party. The entire proceeds of the sale of goods if sold shall be held in trust for TSL and shall not be mingled with other monies or paid into any overdrawn bank account and shall be at all times identifiable as monies to TSL.

Payment

Nett 30 Days from date of invoice unless otherwise agreed

- 12) In the absence of an agreement to the contrary in writing, our sale are nor nett cash with order.
- 13) For approved credit accounts 20% with order and the balance within 7 days from the date of invoice.
 - a) In default of payments as specified in clauses 12) and 13) above, we shall be entitled to charge interest on the amount outstanding at the rate of 5% per annum above the base rate for the time of Barclays Bank plc.

Warranty

- 14) In the case of goods manufactured by us we undertake to replace or at our option to repair any such goods or parts thereof proved to have failed due to a defect in design, materials or workmanship when used under normal working conditions for the purpose for which they were manufactured provided they had been installed in accordance with our printed installation instructions and operated in accordance with our operating and working instructions during a period of 1 year from the date when we originally supplied the boiler. Damage caused by adverse weather conditions (ie frost) or by misuse or ill treatment of the equipment is excluded.
- 15) In the case of goods supplied by us but not of our manufacture, our liability shall be limited to such extent that we shall not be liable for any loss or damage beyond that for which we may be covered by the manufacturer's guarantee or other terms of supply to us.
- 16) The benefit of this warranty is given for the first retail purchaser of the goods and is not assignable.
- 17) We do not accept any liability for expenses or consequential loss or damage occasioned by defects in manufacturing or arising from any other cause and without prejudice to the generality of these conditions we shall not be liable for any loss or profit of contracts by the buyer.

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- 18) Subject as aforesaid, all conditions, guarantees or warranties including guarantees as to quality or fitness of the goods for any purpose and whether express or implied by statute or common law are hereby excluded.

Arbitration

- 19) All disputes, difference or questions at any time arising between the parties as to the construction of the contract or as to any matter or thing arising out of the contract or in any way connected herewith shall be referred to the arbitration of a single arbitrator who shall be agreed between the parties or who failing such agreement shall be appointed at the request of either party by the President for the time being of the Law Society. The arbitration shall be in accordance with the Arbitration Act 1950 and any statutory modification or re-enactment thereof for the time being in force.
- 20) These conditions of sale are to be construed in accordance with English Law as a contract made in England.

Purpose of Use and Installation

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