

Asset Management- Periodic Maintenance and Checking of Utilization & Condensate / Flash Recovery System

Sr. No.	Parameters to be checked	Frequency for checking various Parameters				
		Daily	Weekly	Monthly	Quarterly	1/2 Yearly
	Utilization & Condensate / Flash Recovery					
A	Traps					
1	Test High pressure steam traps (7.5 barG & above)	■				
2	Test medium pressure steam traps(3.5 barG to 17.5 barG)		■			
3	Test low pressure steam traps			■		
4	Repair / Replace steam traps - when testing shows leaks		■	■		
5	Clean strainers of float traps			■		
6	Clean internals of float traps				■	
7	Clean internals/strainer of Thermodynamic trap				■	
8	Clean internals of Balanced pressure trap					■
9	Visual inspection for leakages	■				
10	Arresting leaks		■			
11	Valve operation for PC series traps			■		
B	Pressure reducing station					
12	Clean Strainer before Pressure reducing station				■	
13	Pressure gauge calibration					■
14	Safety relief valve testing				■	
15	Cleaning & overhauling of safety relief valve					■
16	Feed Back line cleaning					■
17	Draining of AFR	■				
18	AFR Filter cleaning		■			
19	Check Instrument air quality		■			
C	Control Valve Actuator					
20	Diaph and seal kit inspection					■
21	Actuator spring inspection					■
D	Control valve Positioner					
22	Pilot Valve cleaning / Checking					■
23	Calibration(Zero / Span)					■
24	Pr. Gauge / Temp Gauge calibration					■
E	Control Valve					
25	Overhauling / checking / cleaning					■
F	Robotor					
26	Feed back line cleaning					■
27	Path Restriction / Response adjustment screw cleaning					■
28	Cleaning of feed back line					■
29	Clean SS tube & stud coupling with split pin					■
30	Main valve cleaning					■
31	PRV overhauling and push rod checking					■

Sr. No.	Parameters to be checked	Frequency for checking various Parameters					
		Daily	Weekly	Monthly	Quarterly	1/2 Yearly	Annually
	Utilization & Condensate / Flash Recovery						
32	visual inspection of relief valves						
33	Checking of relief valves						
34	Check insulation quality						
35	Valves repair / Maintenance / overhauling						
36	Pr. Gauge / Temp Gauge calibration						
37	Visual checking of PRS down stream pressure						
38	Temp sensor Thermowell oil checking / change						
39	Visual inspection of air vent						
40	Air vent - cleaning of orifice and capsule ball						
G	PPPPU / Flash vessel						
41	Clean strainer of motive media line						
42	Clean condensate inlet strainer						
43	Visual inspection and cleaning of complete set of internals						
44	Condensate pump chamber draining						
45	Inlet / Exhaust valve leakage testing						
46	Disc check valve Cleaning						
47	Operate motive line valve						
48	Operate Condensate inlet valve						
49	Lubrication of piston valves						
50	Pr. Gauge Gauge calibration						
51	Checking of PPPPU motive pressure						
52	Checking of flash steam pressure in flash vessel						
53	Cleaning of motive line trap internals						
54	Cleaning of flash vessel steam trap internals						
55	Visual inspection for leakages						
56	Arresting leaks						
57	Checking of float trap SLR setting						
58	Cleaning of strainer between flash vessel and pump						
59	Check air quality(in case motive media is air)						
60	Visual inspection of flash vessel relief valve						
61	Overhauling and cleaning of safety relief valve						

Notes:

i	Valves - Gland nut tightening	Immediately in case of visual leak
ii	Valves - Body / bonnet nut tightening	Immediately in case of inline leak
iii	Flush the lines properly before taking any steam equipment in operation	
iv	Please donot use "F" key for opening and closing of piston valve	
v	Use Molykote M30 oil for lubrication	
vi	Body bonnet gasket changing of valves / traps / Pressure reducing valve	Each time it is opened for cleaning / maintainance
vii	Float trap - Steam lock release adjustment	During commissioning