

Preventative maintenance services

Vicinity's comprehensive maintenance services are offered year-round—during peak usage or before system turn-ons—to optimize steam efficiency, reliability, and cost savings.

Why preventative maintenance?

- Improve reliability before peak heating season
- Reduce outages, disruptions, and comfort complaints
- Catch small issues before they become costly repairs
- Support safer, more efficient equipment operation
- Extend critical system life and performance

Available services

Steam trap surveys

Ensure steam traps function correctly and prevent issues that can lead to energy waste, equipment damage, and safety hazards.

Pressure Regulating Valves (PRVs)

Maintain PRVs for efficient system operation and prevention of system over-pressurization.

Strainers

Reduce rust and pipe scale damage to valves and pumps. Ensure heat transfer surfaces are kept free of efficiency-reducing deposits.

Heat exchanger and water samples

Ensure heat exchangers are operating efficiently, tube bundles are not leaking, and that water is not entering the system through leaks.

Steam pipe

Inspect steam pipe and insulation integrity to ensure safe and reliable delivery of steam to the facility.



Condensate return line

Ensure proper evacuation of condensate from system lines, and identify the presence of leaking steam traps in the system.

Mechanical room hot water loop

Confirm efficient operation of key energy transfer equipment such as heat exchangers, which supply building heat, hot water, or other process loads.

Seasonal and maintenance shutdowns/turn-ons

Prevent pipe deterioration and prepare systems to be dormant for an extended period by draining the systems for shutdowns.

To learn more about Vicinity's Pro**Service** program and schedule a walkthrough, email info@vicinityenergy.us.