

HEATING/BOILER PRESSURE DROPPING FREQUENTLY

For more information, contact us on
0208 607 0449, or Info@GlowMaintenance.co.uk

GLOW
maintenance
& installations
Heating & Plumbing



It is normal to have to top up the system pressure once or twice a year (due to micro leaks you will never see), also if you bleed the air out of radiators you will need to top the system pressure back up.

If the pressure is dropping far more frequently, then this indicates water coming out of the system, either a problem with the boiler (the expansion vessel & pressure relief, or less likely the main heat exchanger); or a leak maybe on radiators, valves or the heating pipework under the floor.

Once the boiler, radiators, valves and visible pipework have been eliminated this only leaves the hidden pipework. Typically, if the leak is on the upper floors you will see a damp patch on a ceiling; if no damp patch then it is most likely the leak is in/under the ground floor.

To look for leaks initially, feel the radiators, valves and pipework with everything COLD, so the drips are not evaporating as they come out!

We can then come and fix any leak you find and/or test the boiler expansion vessel/pressure relief and heat exchanger. To test the boiler expansion vessel and look for leaks ourselves is normally covered by our minimum fee.

If the above conclude that the problem is a leak on a hidden pipe, then the best solution and the only one recommended is to trace and fix the leak; however, to try to find the leak with no outward damp patch would involve lifting all floors until the dripping pipe is identified, this is likely to be time consuming and very expensive.

It can sometimes be better to wait until a damp patch appears to act as a starting point for the search, this may mean waiting until you no longer run the heating (as if on, the space under the floors will be warm and the drips may be evaporating).

TEMPORARY PATCHES

If it is a genuine problem having to constantly top up the system pressure manually, we can fit a special valve to keep the system filled until such time as the leak can be identified and repaired.

FREQUENTLY TOPPING UP THE SYSTEM, WHETHER BY HAND OR AUTOMATICALLY, WILL LEAD TO EXCESSIVE AMOUNTS OF LIMSCALE AND CORROSION, CAUSING SIGNIFICANT FURTHER PROBLEMS; LEAKS NEED TO BE FOUND AND FIXED.

Fitting this valve is really classed as a TEMPORARY measure only, and has a number of consequences:

- The system will be constantly topped up with fresh water to the correct pressure, greatly increasing the likelihood of things corroding and getting scaled up (however, this is the same as you constantly topping the system up manually).
- With a sealed system, if there is a MAJOR leak, water will come out until the system is empty and then stop, limiting damage. With this valve in place, the water would NOT stop, so damage would be far more than without the valve (the same as with an old style open vented system).

ANOTHER TEMPORARY SOLUTION is to add a leak sealer (chemical) to the system to see if this blocks the leak. This is only ever classed as a temporary fix and comes with no guarantees; the ONLY leak sealer allowed in systems with Worcester Bosch boilers is FERNOX F4.

We are unable to accept any responsibility for any problems caused by any of the above. The only real solution for a leak is to find and fix it.