

Heating system Power-flushing Disclaimer

The core component of a Heating system is the boiler. When a boiler is renewed, the boiler manufacturer requires that the system be thoroughly cleansed either by a manual flush or power flush. If not completed can void you manufactures warranty. Currently, best industry practice is considered to be to power-flush the system.

Power-flushing is the fastest and most effective way to flush heating systems, and involves minimal disruption and dismantling.

We use purpose built power-flushing pumps designed to cure the circulation and boiler noise problems caused by accumulations of sludge, corrosion deposits and scale which are found in most ageing central heating systems.

The power flushing pump is temporarily connected into a heating system during the flushing process. The high water velocity, combined with instantaneous flow reversal, dislodges and mobilizes sludge and corrosion deposits.

Having loosened the debris, the pump expels it from the system to waste, using a high velocity flow of fresh water.

Radiators / in-floor heating loops are individually flushed without removal or disconnection from the system so long as there's insulation valves each side of radiator or Radiant in-floor heating has isolating valves on each loop. After the power flush, the system is full of, 35% premixed glycol and inhibitor and re-instatement to normal operation is then carried out full of 35% premixed anti-freeze from manufactures' which has the correct PH added with this is an inhibitor (corrosion protection).

A power flush can be extremely effective in cleaning systems that have corrosion problems. If your system has sludge due to a design fault, we strongly recommend that any such design faults as 1. Lack of isolating valves, 2. Incorrectly piped such problems should be rectified in order to have an effective power flush and should be completed before power flushing commences.

The success of a power flush will depend on the level of heating system corrosion and or lime scale which has occurred beforehand. The process will cure most circulation problems, but cannot undo the corrosion and gradual decay that has led to the need to power flush the system. This can be the case in micro bore systems more so than a standard system.

Whilst it is rare for a heating system to experience leaks after the power flushing process, it is not possible to inspect a system internally beforehand and the need to use a flushing and dispersing chemical. With effective cleansing we may occasionally find a pinhole leak, the final breakthrough event of a progressive attack of pitting corrosion.

The advanced stage of corrosion required for such a situation means that the leak would occur imminently even without a power flush. We believe that it is better that it occurs whilst we are present to remedy the problem, rather than for it to arise over a weekend or whilst the house is unoccupied.

Systems which have been neglected over a period of time, or have been not treated and filled with lake water or lake water mixed on site with glycol, may have severely compacted corrosion debris/lime scale, in the pipe work, radiators, or boiler, and it is possible that even after the power flush, some radiators may still not be fully effective and can even block up completely. Boilers on the margin of failure may cease working due to sludge and debris later breaking loose and collecting in the heat exchanger blocking it which will result in having to replace the heat exchanger at an additional cost. Neglected systems are sometimes so badly corroded that leaks and failures can occur on radiators, radiator valves, pipework, boilers, hot water cylinders, coils causing pump failures and zone valve failures. This is as a result of the sludge/lime scale that would of been sealing the problem area being cleared opening up the problem area causing a leak or compacting sludge/lime scale causing a lack of flow which can cause some heating components to fail, in which case would need to be replaced at an extra cost.

PLEASE NOTE: The vast majority of power flushes that we carry out are without problem, and result in a cleaner and more efficient heating system, with radiators or and radiant in-floor heating restored to their original output.

Terms and Conditions*

The price that we have stated allows for a standard power flush only, we will carry this out to best industry practice. If any of the above or similar unpredictable problems arise or any damage caused by the above, during or after the power flush, The Gas Man will not hold ourselves responsible in any way, any further work required would be carried out at an additional cost. The remaining monies owed from power flushing must be still paid on completion of power-flush in the event that any of the above problems arise.

Signed----- Date----- witnessed-----

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