

A personal approach to professional property services.

## Boiler / Heating Check list

Please ensure you carry out the following checks before reporting the fault or you may be charged for the call out.

- **Boiler Pressure** – If you have a combi boiler, the pressure gauge (usually situated on the front of the boiler) should read between 1 and 1.5 bar when the boiler is turned off. If the pressure is less than this then you will need to top the pressure up. To do this, first make sure the boiler is turned off and left to cool down, open the filling loop valve (usually a black plastic tap or a screwdriver operated valve on a flexible silver pipe under the boiler) and fill the system until the gauge reaches the desired pressure. Always make sure that the filling loop is closed properly after filling. If the boiler pressure is too high it may result in the boiler being unable to function.
- **Power / Electricity** – Make sure that there is power going to your boiler. Please check the fuse board and that everything is on.
- **Thermostat / Timer** – Make sure that the boiler and room thermostats are set to a high enough temperature and that the timer is set correctly.
- **Red light flashing** – If a red light is flashing on the front of the boiler, please try resetting the boiler, or turning the power off and back on.
- **Radiators not heating properly** – If your radiators are not heating properly, cold at the top, hot at the bottom, make sure that the air has been taken out of the system by 'bleeding' the radiators. In order to do this you will need a radiator bleed key available from any hardware store. Please take care when turning the valve and have a cloth ready to catch any droplets of water which may escape. Ensure that the heating is switched off and fit the key into the bleed valve and carefully turn it anti clockwise, this normally only requires a half turn. The air will start escaping, when water begins to drip out all the air has been removed so just return bleed valve to previous position. Then switch on your heating and check there are no leaks from the valve. Finally top up the boiler as above if necessary. If the radiator is completely cold, make sure the valves are open at both pipes feeding the radiator.