



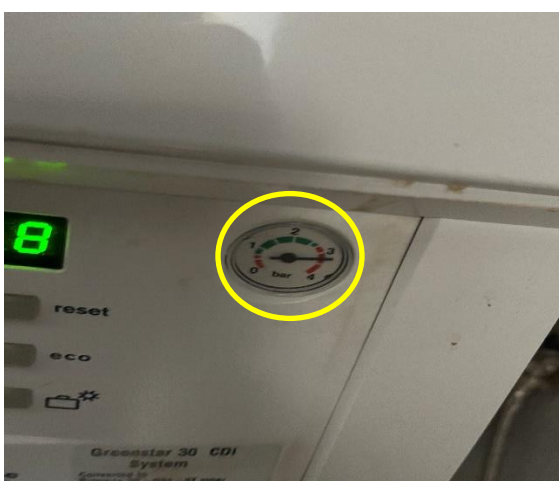
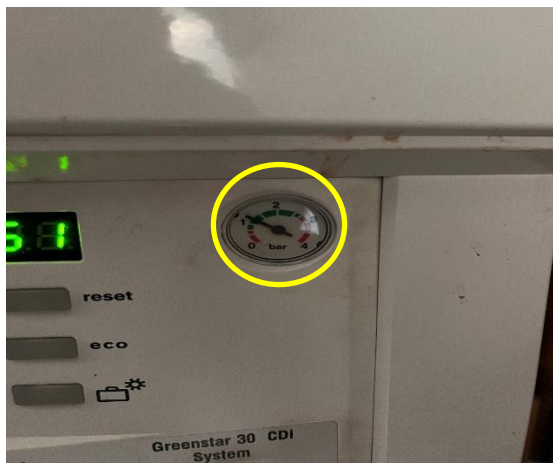
Case study: Boiler fault



MC Leak Detection has attended the property to carry out a leak detection survey

Findings

The homeowner has suffered a pressure loss issue at the boiler for several months. The issue only occurs after use of the central heating. When we arrived at the property, the pressure was low therefore, we increased the pressure to 1bar prior to turning on the central heating. We carried out thermal imaging internally and found no issues. After 15 minutes we checked the boiler pressure and it had increased to over 3bar.



Findings

We exposed the pressure relief pipe at the rear of the property. In doing so, we found it to be dripping. This usually indicates a fault with the boiler.



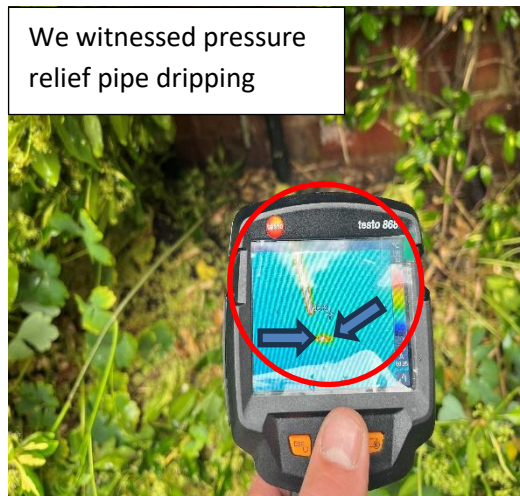
Pressure relief pipe hot under boiler



Pressure relief pipe covered by bush



We exposed pressure relief pipe



We witnessed pressure relief pipe dripping



Recommendations

MC Leak Detection has concluded, the pressure loss issue reported by the insured is likely related to a fault with the boiler. When the heating is on, the pressure is increasing into the red above 3bar, and then reducing to zero after 24 hours. This usually indicates a problem with the expansion vessel. We found no other evidence of an escape of water elsewhere inside the property.

We suggest the following further works at the property.

- **A boiler breakdown engineer should attend to carry out necessary works to repair the fault.**