Underfloor Heating Annual Maintenance Guide

Regular maintenance of underfloor heating systems is essential to ensure their optimal performance and longevity. An annual maintenance routine helps identify potential issues early on and ensures the system operates efficiently throughout the year. Below is a comprehensive guide for the annual service of underfloor heating:

1. **Visual Inspection:**

Perform a thorough visual inspection of the entire underfloor heating system. Look for signs of leaks, damage, or corrosion in pipes, fittings, and manifolds. Check for any unusual noises or vibrations during operation.

2. **Check Filters and Strainers:**

Inspect and clean filters and strainers to remove any debris or sediment that may have accumulated over time. Dirty filters can restrict flow and reduce system efficiency.

3. **Pressure Check:**

Check the system's pressure levels and make sure they are within the recommended range. Low pressure may indicate a leak, while high pressure can put unnecessary stress on the components.

4. **Bleed Air from System:**

Bleed any trapped air from the underfloor heating system to ensure proper water circulation and prevent cold spots. If air is removed, repeat pressure check.

5. **Check System Inhibitor Levels:**

Inspect and verify the levels of the system inhibitor in the underfloor heating system. The inhibitor is crucial for preventing corrosion and scale buildup within the system. Adequate inhibitor levels help maintain the efficiency and longevity of the components.

> *Note: For system treatment, we recommend using our Fernox F1 System inhibitor. Please refer to the product documentation for dosing and testing procedures. Follow the manufacturer's guidelines to ensure the correct amount of inhibitor is added to the system.*

Regularly monitoring and maintaining the system inhibitor levels will ensure that your underfloor heating system remains well-protected from potential issues caused by corrosion and deposits, thereby extending its lifespan and optimizing its performance.

6. **Verify Zone Valves/Underfloor Actuators Valves work correctly:**

Check all solenoid valves in the system to ensure they are functioning correctly. Confirm that they open and close as intended. Replace any faulty solenoid valves promptly.

7. **Confirm Flow Rates:**

Measure and verify the flow rates through each underfloor heating loop. Compare the flow rates with the commissioning sheet to ensure they match the design specifications. Adjust flow rates if necessary.

8. **Inspect Manifolds and Pumps:**

Inspect the manifolds and pump(s) for any signs of leakage or irregularities. Ensure that the pump(s) are operating smoothly and effectively.

9. **Check Insulation:**

Inspect the insulation around pipes and manifolds. Replace any damaged or deteriorated insulation to prevent heat loss and improve energy efficiency.

10. **Flush the System:**

If there are signs of debris or corrosion, consider flushing & cleaning the underfloor heating system. This process helps remove any accumulated contaminants, restoring system efficiency. For chemical cleaning of the system, we would recommend our Fernox F3 System cleaner, please refer to product documentation for cleaning procedure

11. **Review System Logs and Controls:**

If your underfloor heating system has monitoring and control capabilities, review the system logs for any error messages or irregularities. Check and update the system firmware if applicable.

12. **Document Findings:**

Record all maintenance activities, findings, and any necessary repairs or adjustments made during the service. This documentation will be valuable for future reference.