

## Hydronic Heating Boiler Loss



### ILC Assignment:

- ILC performed an investigation into the cause of damage and reparability of Hydronic Heating Boiler Equipment.
- The insured had been operating a commercial greenhouse plant nursery and mentioned there being several boiler failures involving leaks since the unit was installed in 2017.

### ILC Inspection Details:

- At the time of the site visit, ILC examined the boiler and the building systems where the equipment was operated.
- ILC documented the noted issues, timeline, and service history of the boiler system and presented our findings to our client.

### Summary:

- ILC determined the cause of the water leaks to be a result of excessive mineral concentrations within the boiler water loop. The increased mineral concentration was due to the water chemistry.
- The cause of the increased concentration of minerals within the equipment was attributed to a lack of water chemistry monitoring, a lack of proper and timely maintenance, two of the system steam traps venting to the atmosphere, and a system blowdown occurring in an incorrect location where it does not adequately drain mineral contaminants.