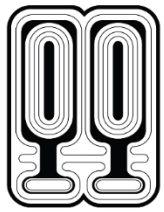
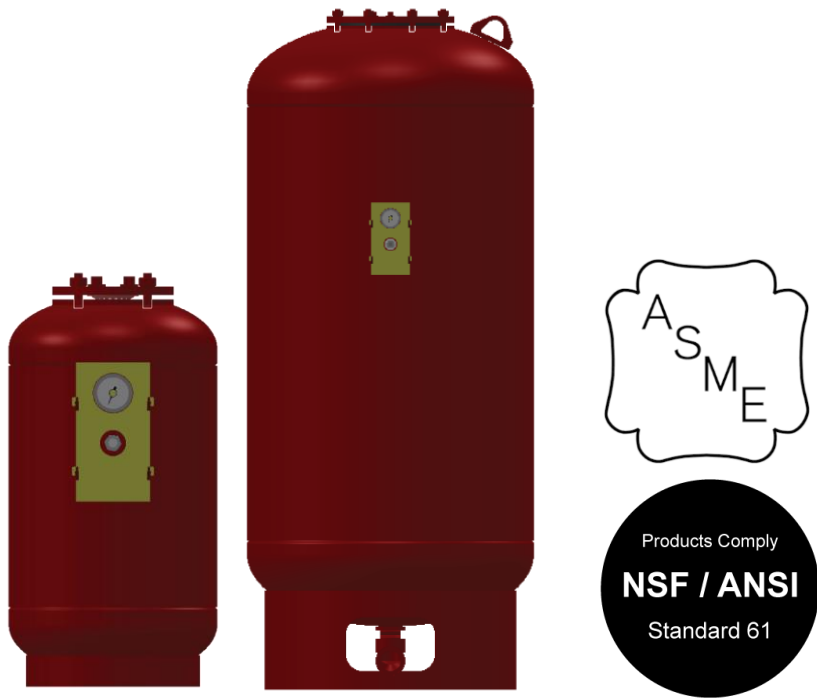


INSTALLATION & OPERATION MANUAL

FXA SERIES

WELL WATER & PRESSURE BOOSTER
EXPANSION TANK



SINCE 1908
wessels
company

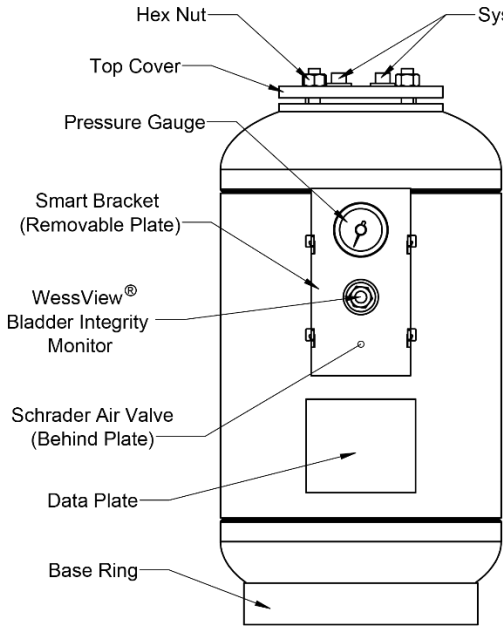
101 Tank Street | Greenwood, IN
Phone: 317-888-9800
Website: westank.com

TABLE OF CONTENTS

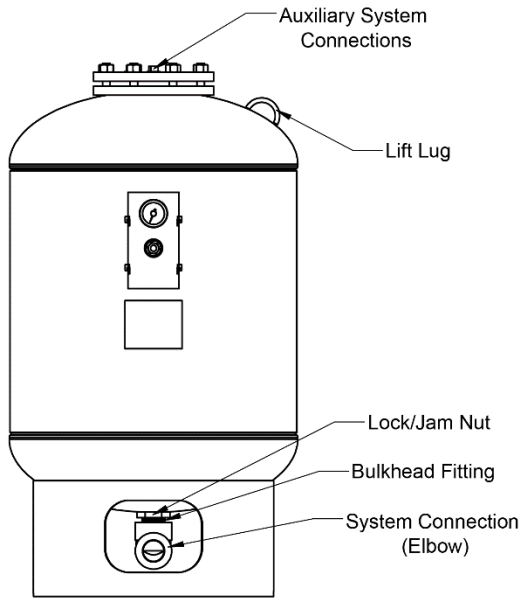
SECTION 1: Parts and Accessories	Page 3
SECTION 2: Inspecting the Tank	Page 4
SECTION 3: Handling and Storage	Page 4
SECTION 4: Operation	Page 4
SECTION 5: Preventative Maintenance	Page 5
SECTION 6: Is the Tank Waterlogged?	Page 5
SECTION 7: Replacing The Bladder	Page 6
SECTION 8: Troubleshoot WessView® Bladder Integrity Monitor	Page 9
SECTION 9: Warranty	Page 9

WARNING: Carefully read the Handling and Storage Requirements to avoid serious personal injury and/or damage to property and to ensure safe use and proper care of this product.

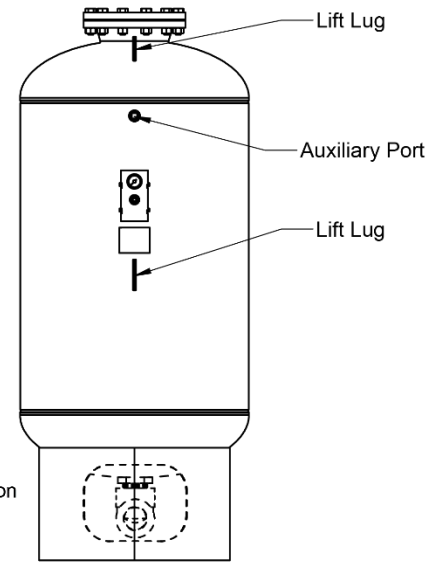
SECTION 1: Parts and Accessories



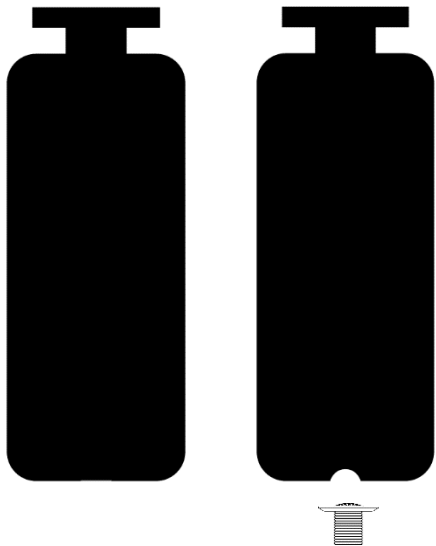
FXA-35 and 50



FXA-85 thru 800L

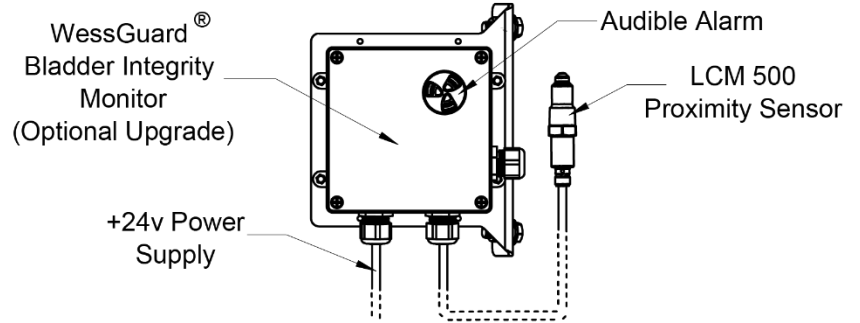


FXA-1000 and up



Bladder

Bladder with Bulkhead Fitting



System Application

Well Water & Pressure

Factory Pre-charge

40 PSIG

Maximum Pressure

125 PSIG

SECTION 2: Inspecting the Tank

Wessels ASME tanks are rigidly constructed and designed to be easily handled by the end user. Upon receiving product, a visual inspection should be performed, as damage may have occurred during transit.

SECTION 3: Handling and Storage

All tanks should be moved using the lift lugs welded to the unit (if equipped). Lifting the tank by clipping an eye hook into the lift lugs is the safest and most effective way to move the unit. Note that not all lift lugs are placed at the center of gravity, the unit may shift once lift off the ground. Ensure that the weight of the unit does not exceed the rating of the rigging equipment.

WARNING: Bladder tanks are shipped from the factory with an air pre-charge. Damaging these tanks can be extremely dangerous.

Outdoor Storage:

- Cover all units with a tarp to protect from the elements.
- Do not store in potential flood plain.
- Cover all openings on the units to prevent foreign matter from entering the unit.
- Place in a safe location, away from heavy traffic.
- Bladder tanks are under pressure during shipment. Damaging these tanks could be extremely dangerous.

Indoor Storage:

- Cover all openings on the units to prevent foreign matter from entering the unit.
- Unit should be stored in a dry environment, away from any potential sources of moisture.
- Place in a safe location, away from heavy traffic.
- Bladder tanks are under pressure during shipment. Damaging these tanks could be extremely dangerous.

SECTION 4: Operation

- A bladder pressure tank contains pressurized air and water, separated by a flexible bladder that holds the water. These tanks are typically pre-charged with air at the factory. As water pressure changes, the volume of air in a bladder tank contracts and expands. Periodically, the amount of air in the tank should be measured and the tank recharged if the air is too low.
- A bladder tank's water storage capacity, or drawdown, for a typical commercial water system will typically be 30-40% of the tank's total volume. This volume performs several important functions:
 - It maintains the desired range of water pressure in the distribution system.
 - It minimizes pump cycling, preventing frequent starts and stops and protecting pumps from motor burnout or other water system components from damage.
 - Prevents water hammer.

SECTION 5: Preventative Maintenance

The bladder tank should be checked periodically (at least once per year) to ensure the pre-charge pressure is properly maintained. Changes in pre-charge pressure can significantly alter the tanks performance and reduce the life expectancy of the bladder. If it appears that a bladder tank is not operating correctly, check the tank's air pre-charge:

1. Disconnect electrical power to the pump.
2. Drain the tank by opening the closest faucet.
3. Check the tank's pressure on the gauge included in the Smart Bracket system.
4. Add air if the pressure is more than 2-3 psi below the pump cut-in pressure. Use caution when using an air compressor or air pump and follow compressor manufacturer's safety warnings. As air is added, note the discharge from the open faucet:
 - a. If water, continue adding pressure as needed to fully evacuate the water from the tank. Re-check the pre-charge pressure and adjust to 2-3 psi below pump cut-in pressure.
 - b. If air, there is a tear or hole in the bladder. The bladder will need to be replaced.
5. Release air if the pressure is equal to or above the pump cut-in pressure (lowest pressure in the operating range). There should always be a small amount of water in the bladder when the pump turns on to avoid a pressure "flat spot". A "flat spot" is defined as a dramatic pressure drop that occurs while waiting for the pump to deliver water to the system piping.
6. Check for leaks in the air charging system by dripping a soap solution on the air charging valve.
7. Re-start the pump and run through a normal cycle to verify the setting. If tank pressure drops abnormally, the bladder inside the tank may have a tear or hole in it.

SECTION 6: Is the Tank Waterlogged?

You should also check a bladder tank to determine if it's waterlogged. A tank is waterlogged if it is completely filled with water or has too much water to function correctly. Waterlogged bladder pressure tanks contribute to the following problems:

- The pump motor cycles too often. Frequent cycling can shorten the lifespan of a pump.
- Because waterlogged tanks can contain stagnant water, there can be unsatisfactory coliform samples or taste and odor complaints.
- Premature tank failure: The inside walls of a waterlogged tank can corrode and weaken from the exposure to water.

Reasons for Waterlogging

Bladder tanks can become waterlogged for many reasons. Some of the more common reasons are:

- Sediment, such as iron and manganese, can coat the surface of the bladder, causing it to harden and become less flexible.
- Sediments can plug the fill or draw line, preventing the tank from filling and emptying normally.
- Excessive levels of chlorine can damage the bladder, causing it to become brittle and less flexible.

- Tanks sitting directly on the ground or on another surface that is continually moist can rust and lose structural integrity.
- Chlorinators can give off corrosive vapors that cause the tank to rust.

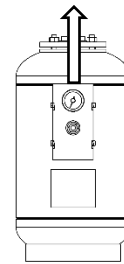
SECTION 7: Replacing the Bladder

The life expectancy of the bladder is designed to exceed 50,000 thermal cycles of the boiler or chiller. Some factors, such as incorrect pre-charge setting or damage from debris, can lead to a premature breach of the bladder's integrity and require a changeout. If the WessView® integrity monitor shows red, the bladder may need to be replaced (see Section 8). This manual is a guide to properly replace the bladder and reset the tank to operating condition.

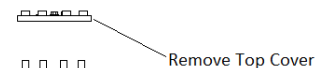
WARNING: Remove air from the tank. Failure to remove air may lead to serious injury or death.

Models FXA-35 thru 800L (See Page 8 for FXA-1000 and up)

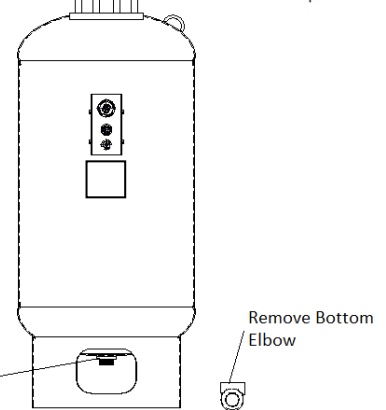
1. Slide the Smart Bracket Removable Plate up and off to access the Schrader Air Charge. Using an air valve core tool, remove the valve core. If a valve core tool is not available, **USE CAUTION** to remove the entire charge valve from the tank to release air.



2. Remove all nuts and bolts from the top cover. Carefully lift the plate and set aside.



3. Remove all water from the tank. The water may be on both sides of the bladder, which may require pumping water out through the top after the top cover is removed. The tank can be placed on its side to aid in draining all the water.



4. Remove the elbow and jam nut from the bottom System Connection (FXA-85 thru FXA-800L). Push the Bulkhead Fitting into the bladder, and the bottom bladder collar into the tank.

5. Remove the old bladder by pulling it out of the top hole. Remove the Bulkhead Fitting from inside the bladder and set aside to be used in the new bladder.

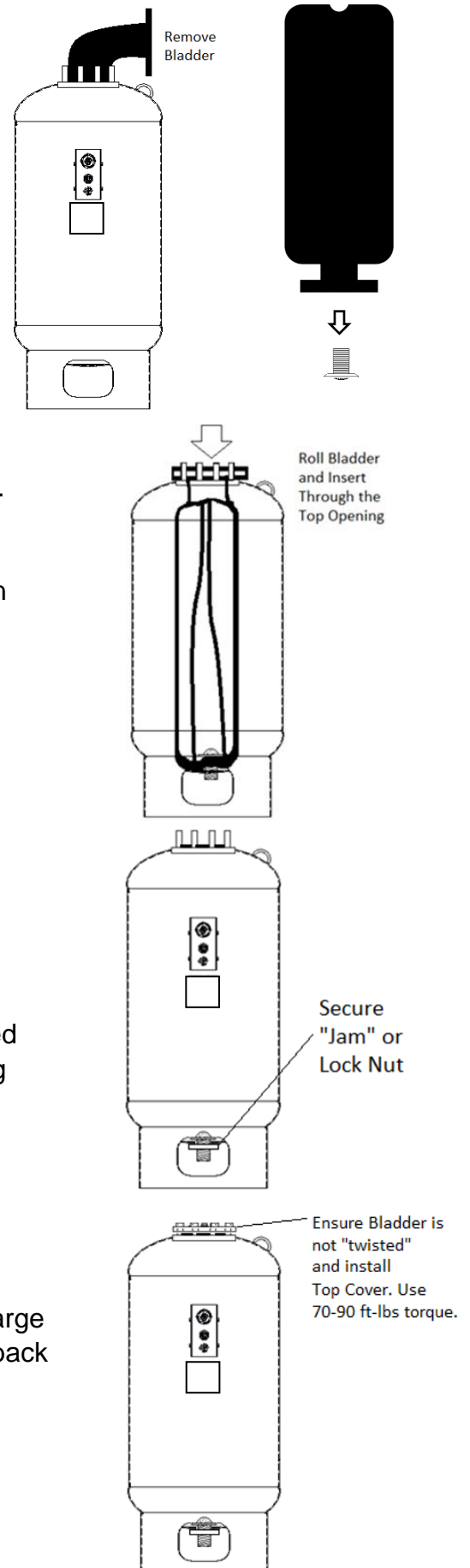
6. Carefully inspect the inside of the tank, as well as the new bladder. Drop the Bulkhead Fitting into the new bladder and work the threads through the bottom bladder hole.

7. Roll the new bladder lengthwise into a double tube shape. Tape can be used to keep the bladder in this shape. Insert the new bladder into the top of the tank. Ensure that the Bulkhead Fitting is through the system connection hole at the bottom of the tank. If tape was used on the bladder, remove it as the bladder is being inserted.

8. Secure jam nut with a pipe wrench to approximately hand tight + $\frac{3}{4}$ turn. Wrap Bulkhead Fitting with Teflon tape, and apply sealant. Attach the elbow to the Bulkhead Fitting.

9. From the top opening, make sure the bladder is not twisted inside the tank. The collar of the bladder should be resting outside of the tank. Re-attach Top Cover on to the tank and make an airtight seal by screwing the bolts in a crisscross pattern.

10. Screw on the valve core and use dry air or nitrogen to charge the tank to the required pre-charge pressure. Slide plate back on to Smart Bracket. Use a rubber mallet if needed to completely slide plate.



Models FXA-1000 thru 150000

WARNING: Bladder is attached at the top AND bottom of the tank.

1. Slide the Smart Bracket Removable Plate up and off to access the Schrader Air Charge. Using an air valve core tool, remove the valve core. If a valve core tool is not available, **USE CAUTION** to remove the entire charge valve from the tank to release air.

2. Remove all water from the tank. The water may be on both sides of the bladder, which may require pumping water out.

3. Remove cover plate from the system connection at the bottom of the tank, this will expose the collar portion of the bladder. Take and push this collar portion into the tank. This will release the bladder from the bottom of the tank.

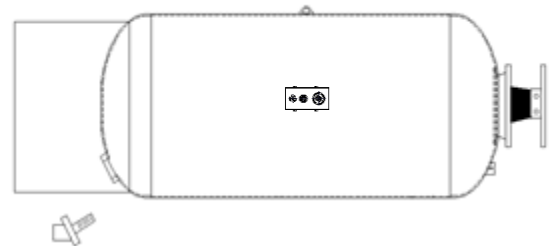
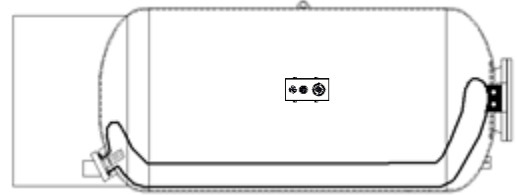
4. Remove all nuts and bolts from the top cover located at the top center of the tank. **USE CAUTION** lifting the plate and note that the bladder is attached to the bottom side of the top plate. Detach the bladder from the top plate.

5. Remove the old bladder.

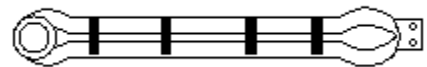
6. Take the new bladder and roll it lengthwise in a tube shape. Tape can be used to keep the bladder in this tube shape.

7. Insert the new bladder into the large opening on the top of the tank. As the bladder is being inserted, make sure the bladder's molded flange is aligned to meet the steel flanged system connection at the bottom of the tank. If tape was used on the bladder, remove it as the bladder is being inserted.

8. At the bottom flange (system connection) reach into the tank and pull the bladder flange through, and position on steel flange. Re-attach cover plate to complete the system connection. **NOTE: Ensure the strainer is intact to the bottom plate before installing.**



Bottom System Connection shown with protective strainer/screen



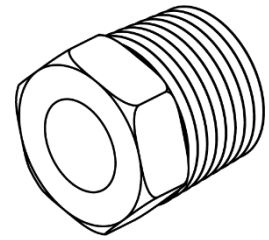
WARNING: Without bottom strainer, the bladder will rupture during air charging.

9. From the top flange, make sure the bladder is not twisted inside the tank. Re-attach bladder to the cover plate. Re-attach cover plate on to the tank and make an airtight seal.

11. Re-charge the tank to the required pre-charge pressure. Slide plate back on to Smart Bracket. Use a rubber mallet if needed to completely slide plate.

SECTION 8: Troubleshoot WessView® Bladder Integrity Monitor

The WessView® Bladder Integrity Monitor is a specially designed sight glass adaptation that turns red when it contacts moisture. This usually means water has escaped or breached the internal tank bladder.



Is your WessView® red? You may need to replace your bladder and WessView® bladder monitor.

WARNING: Release air pressure from the tank before replacing WessView®. Failure to remove air may lead to serious injury or death.

1. Slide the Smart Bracket Removable Plate up and off and depress air valve. If water sprays from the air valve, you likely have a ruptured bladder and will need to replace. See page 6 for instructions on how to replace a bladder.

If no water comes out, pre-charge your tank. If the pre-charge holds, your tank bladder is operating correctly. Contact your contractor for a WessView® bladder monitor replacement. If water sprays from the air valve, move on to step 2.

WARNING: WessView® can be triggered by highly humid or moist air. When pre-charging, make sure to use dry air or nitrogen.

2. If water sprays from air charge valve, isolate tank and drain of all water.
3. Pre-charge tank with dry air or nitrogen to the required setting, which is usually the same as the line pressure in the supply line.
4. Observe if air comes out from the water supply connection. If air is leaking, then the tank may be faulty and may require repair or replacement. If pre-charge holds and the air side of the tank is empty of water, please contact your contractor to request a WessView® replacement.

Visit westank.com/wessview for more information

SECTION 9: Warranty

MINIMUM ORDER: \$50 net shipped to one location are eligible for warranty protection.

PRICES: Prices and terms are subject to change without notice. Expedite fees may be applicable – Consult factory.

TAXES: Applicable taxes apply separately.

FREIGHT TERMS: All orders are F.O.B. Factory.

PAYMENT TERMS: Terms are Net 30 Days to pre-approved accounts. New accounts must be pre-paid or by credit card until credit is approved. Any accounts over 45 days past due will be placed on credit hold until account is current. A 2% surcharge will be added for credit card transactions.

CREDIT APPROVAL: Purchases are subject to credit investigation and approval.

LIMITED WARRANTY: Wessels Co. warrants that its products are of the kind and quality quoted and warrants these products to be free of defective material and/or workmanship only. This warranty is not applicable to operational failures, gasket leaks or malfunctions caused by improper application, installation and/or maintenance. Warranty not applicable if electrolysis condition or abnormal water condition exists. Anode inspection of glass lined storage tanks is required every 6 months. Wessels Co. requires paid receipts to show maintenance of anodes on glass lined tank claims. Any claim for adjustment under this Limited Warranty must be made within the Warranty period (see below). Wessels Co. shall replace or repair at its option, all parts which upon examination by Wessels Co. prove to be defective material and/or workmanship within the above Limited Warranty. If required by Wessels Co., parts that are claimed defective must be promptly delivered to the Wessels Co. manufacturing facility, transportation charges prepaid. Wessels Co. will not however, accept any claims for labor costs incurred by the user in removing or reinstalling a product and/or part thereof. This warranty does not apply if the defect is due to failure to use the product for its intended purpose, the result of an accident, abuse, misuse or unauthorized alteration, or because the product was not installed and maintained in accordance with standard plumbing practices. However, any and all costs required to ship, disassemble, remove, reassemble, reinstall a bladder and/or tank, shall not be borne by the Wessels Co. and IS NOT COVERED under this warranty. IN NO EVENT SHALL WESSELS CO. BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you. Any implied warranties which the user may have including merchantability and fitness for a particular purpose, shall not extend beyond the period (see below) from date of shipment of any product. Some states do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Upon receipt of product from WC, we expect the customer to examine the goods for any visual damage, especially concealed damage, and inform Wessels Co. no later than 30 days from the date of delivery. After 30 days customer will only have recourse from the freight carrier.

WARRANTY PERIODS: 1 YEAR FROM DATE OF SHIPMENT: All Wessels Co. products (except N-style, T-style and glass-lined storage tanks) when used on applications for which they are intended. 5 YEARS FROM DATE OF SHIPMENT: WVA-MAX series Air and Dirt Separators, non-code T-style Thermal Expansion Tanks, non-code N-style expansion tanks, Glass-lined Storage Tanks for potable water without coils, heating devices or burners and temperatures not exceeding 180 degrees Fahrenheit.

WARRANTY RETURN: A return authorization number is required on all material returned for warranty. All freight charges are the responsibility of the shipper.

PRODUCT RETURN: A return authorization number is required on all material returned. A 25% restocking charge will apply (minimum of \$50 restocking charge). Once issued, the customer has 60 days to return the products before the RMA is expired.

PRODUCT CHANGES: We reserve the right to change or modify product design or construction without prior notice and without incurring any obligation to make such changes and modifications of products previously or subsequently sold.

For questions about installation or maintenance of your tank or to order a new bladder call Wessels Company at (317) 888-9800 or visit us at www.westank.com.