

Plumbing

Your new home has been equipped with a modern, well-engineered plumbing system that includes quality features, piping, and several water conservation features to meet codes and regulations.

- **Leaks:** In the case of a serious leak, you may turn off the water at the water meter or at the main valve where it enters your home. If you turn off the main water to your home, be sure to turn off the gas or electricity to the hot water tank to protect the heating elements. Faucets, like all plumbing with moving parts, are more apt to require repair than non-moving fixtures. Faucets should be closed just enough to stop the flow of water. Closing them too tightly causes excessive strain and wears on washers, which can result in the need for more frequent replacements.

If your washing machine, dishwasher or other water-using appliance appears to leak, check to be sure that the trap through which they drain is completely open. Some times a partially clogged drain can cause an appliance to overflow. It is a good idea to turn off the faucets leading to your washer when it is not in operation. This relieves the water pressure on the appliance when standing idle.

- **Noisy pipes:** Noise in the water pipes can have a variety of causes. The most common are a worn washer, a loose part in a faucet, and steam in the hot water pipe. The conditions causing the noisy pipe should be corrected promptly because the noise is often accompanied by vibration, and a strong vibration can cause the fittings to loosen and leak.
- **Fixtures-Sinks:** The smooth surface on your plumbing fixtures is not indestructible. A blow from a heavy or sharp object will chip the surface, and scraping or banging metal utensils in a sink can scratch and dull the surface. Cutting food on sink drain boards leaves scratches and nicks that make the finish more susceptible to stains that can be difficult to remove. Fixtures can also be dulled or stained within a short time through improper or excessive use of strong cleaners. Most cleaners are mildly abrasive, but are not harmful when used with plenty of water. However, a non-abrasive cleaner is always safer. The new aerosol bathroom cleaners are generally non-abrasive. Most stains are caused by dirt, food, grease, rust, or water minerals. Sinks have shutoff valves to permit

the water to be turned off independently from the rest of the house for repairs to faucets.

- **Garbage disposal:** When operating the kitchen garbage disposal, turn on the cold water for thirty seconds before switching on the unit. Keep a strong flow of cold water running while the unit is on and continue to let it run for about thirty seconds after you switch off the unit. Avoid pouring grease into your disposal. Keep utensils, rings, children's hands, etc safely away from the disposal. Refer to the manufacturer's manual for further precautions and instructions.
- **Fixtures-Toilets:** Commercial toilet cleaners that are readily available at supermarkets may damage your toilet. By placing tablets or other devices into the tank, the chlorine will deteriorate the integrity of the rubber seals and cause your toilets to malfunction (the manufacturer, supplier and/or builders do not cover this repair). Toilet flappers may go bad in 1-3 years due to the high chlorine content in city water. It can also make other parts in the toilet get brittle. Toilets should be flushed at least once a month because rubber parts will dry out if not used regularly.
- **Faucets:** Sink and basin faucets are equipped with aerators that mix air with the stream of water and prevent splashing. They are located at the end of the faucet where the water "comes out." Do not flush diapers, sanitary napkins, or other foreign materials down a toilet. These may cause sewer blockages and require the services of a plumber.
- **Water heater:** The temperature on your water heater is set at 125 degrees F by the manufacturer in accordance with federal regulations. The principal causes of damage to the tank lining of a water heater are hard water and over-heating. If super hot water is needed for special purposes, be sure to reset the tank dial to normal when done. Always turn the water temperature down or switch off the tank before going on vacation. Most electric tanks have two elements, one on top and one on the bottom. The reset buttons and adjustable temperature settings are found under the cover plates at these locations. Always turn off the power to the water heater when making temperature adjustments and be careful not to contact adjacent wire ends on terminals located near the temperature setting screw. Should the tank cease to function (no hot water), check the breaker before calling a plumber or electrician.

- **Stainless steel (including kitchen sinks):** simply rinse and wipe dry after use. Avoid letting concentrated soap or acidic liquids stand on the surface for long periods of time. Occasionally scrub down with a mild abrasive cleanser in the direction of the grain lines. Do not use steel wool or allow it to lay in or on any part of the stainless steel fixture.
- **Special Finishes (tub trim, shower trim, etc.):** wipe dry as needed with a soft damp cloth such as a terry cloth. To remove dry water spots, use warm water. Do not use cleaners that contain abrasives or harsh chemicals. Use of abrasives or chemical cleansers will damage the finish. Never use alcohol or other organic solvents. From time to time, apply a high quality wax polish that does not contain abrasive to the metallic parts of your faucet.
- **Bathroom drains:** do not use vinegar, powdered abrasives, or mildew cleaners around metal plumbing fixtures as this will break down the finish.
- **Chrome trim:** use a mild soap and wipe dry. Do not use any alcohol or acid-based ingredients.



Other things you should know about Plumbing

1. The valve outside the house controls all water to the building
2. The valve on top of the water heater controls all hot water in the building.
3. All fixtures except bath tubs and showers have separate shut off valves below the fixture
4. All gas appliances have separate gas shut off valves
5. Most dripping faucets are caused by sand entering the systems from the water main
6. Water heaters and disposal are guaranteed by the manufacturer and will be serviced by the same. Contact your CRM to make arrangements.