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Maintenance Reminder Newsletter

This month's Newsletter has several new items. Check it out.

1. HOW TO ELIMINATE WATER HAMMER IN YOUR PIPES
2. SHARK BITE (A relatively new system for plumbing repairs)



3. BETTER ACCESS TO YOUR MAIN WATER SHUT-OFF (using PEX AND SHARK BITE)

I've been going to introduce the Shark Bite system, and I used it in my own house to have better accessibility to my main water shut-off. The time to do this was when I needed to eliminate the WATER HAMMER that re-occurred in my pipes.

My purpose is to provide timely information to help you maintain your house. Most of it is maintenance or preventive maintenance. Simple things that you can and should do around the house to better maintain your property. Although many of these things are simple to do, we often just need a reminder to do them. And that's what this newsletter is all about.

Some of you are first time home buyers and are not familiar with all of the systems and requirements of the house and its components. I'll try to explain why we want to provide these maintenance services to our homes, and the possible consequences if we don't.

Please feel free to pass on your comments regarding the inspection and this newsletter. Your feedback will help me to improve my services to you and my future clients.




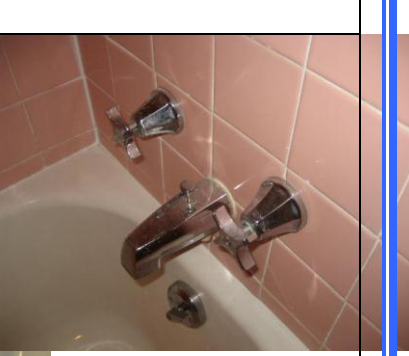
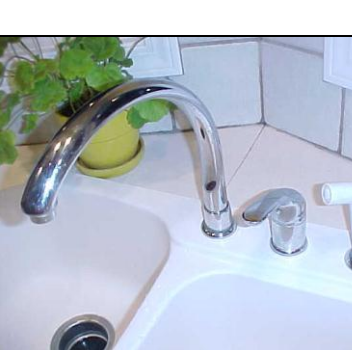
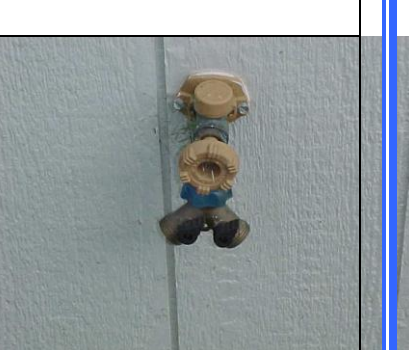
Steve Bauer

**Taking care of your house makes sense,
"Because it's where you live"**

February, 2011

Water Hammer is the loud sound (banging) of the water pipes when the water is turned off quickly at a faucet. It often happens when the washing machine, dishwasher or toilet valve turns off. These valves turn off quickly and the moving water produces a shock wave in the pipes, causing the pipes to clatter. The noise can be quite loud and annoying, and can cause problems to the plumbing.

The following procedure will usually fix the problem.

<p>Turn off the water at the main water shut-off valve.</p>		
<p>Open all of the faucets in the house, starting with all faucets in the basement, then upstairs to the main level, and to the top level. This includes sinks, showers, tubs, and flush the toilets.</p>		
<p>Leave the faucets open until all of them are open and the water drained out. You might also want to open the exterior hose bibs.</p>		

When all of the faucets stop dripping, close them all, starting at the highest level and work your way back down to the basement. Then turn the water back on at the main water shut-off valve. This will usually stop the water hammer.



Other causes for water hammer include;

- Defective ballcock in the toilet,
- Loose washer in a faucet,
- Too much water pressure.

I recently did this at my house to stop the water hammer from my washing machine. Two years ago, I did it to stop the water hammer caused by a toilet. So eliminating the water hammer might be something you have to do every several years. It's really very easy.

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SharkBite is a new fitting system for plumbing pipes.



SharkBite fittings allow for fast and easy connections between copper, PEX, and CPVC fittings. No solder, unions, clamps or glue required.



They come in various fittings, and in 1/4", 1/2" and 3/4" sizes

Basically, it just involves cutting the pipe with the appropriate pipe cutter so you have a straight, clean end of the pipe, and push it in.



This is a very easy way to replace or add a proper drain to the T-P valve on your water heater.

With a 3/4" SharkBite/male adapter...



Just cut an appropriate length of the PEX tubing,



Insert the PEX into the SharkBite,



and screw it into the T-P Valve



If your Water Heater has a top mounted T-P valve, you'll just need to get the SharkBite adapter and a SharkBite elbow.



The SharkBite PEX comes in 3/4" by 10 feet. Cut a short length for the horizontal run, (I used copper just to show both materials)

And the longer length to about 6" above the floor.



The fittings readily come apart for re-use or to correct mistakes. (measure twice - cut once) Use this tool and slip it over the pipe....



Compress the tool toward the fitting, and the pipe pulls right out.



February, 2011

Making your main water shut off more accessible

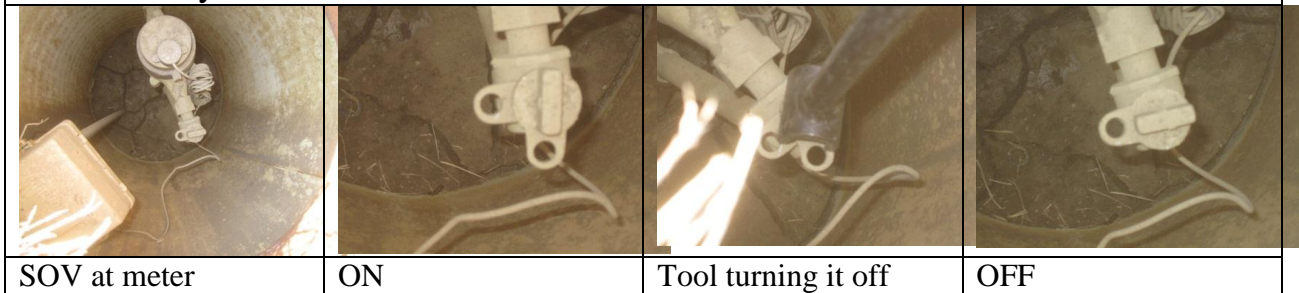


Some of us have main water shutoff valves that are difficult to access. Mine is back behind the furnace.... Jeff Withey might be able to reach it, but I couldn't.

Others have their shut off valve (SOV) close to the wall in the garage above and behind the water heater like this. Some are much more difficult to reach than this one.



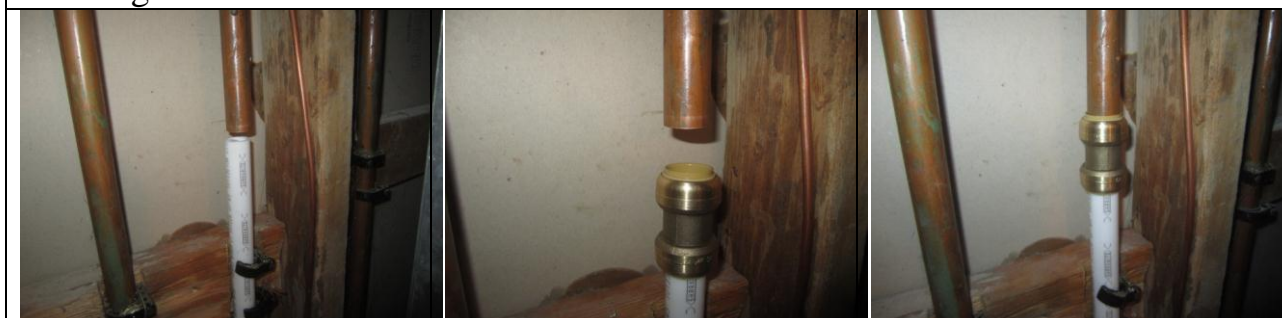
Mine was complicated by having to crawl on my back to get under the gas lines. So what started out as the simple procedure to stop the water hammer in my pipes turned into a project to move my main water shut-off valve to a more accessible location. The hardest part was getting back into the main SOV, but this was to be my last time.



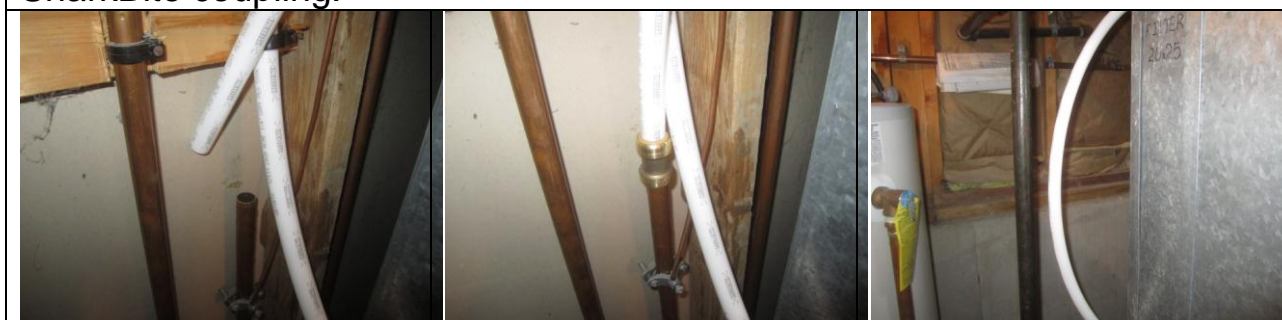
I turned the water off to the house at the water meter because I wanted to install the new 'inside the house' SOV before the existing valve. I did this simply because I had more than 4 feet of unobstructed 3/4" copper pipe to work with.



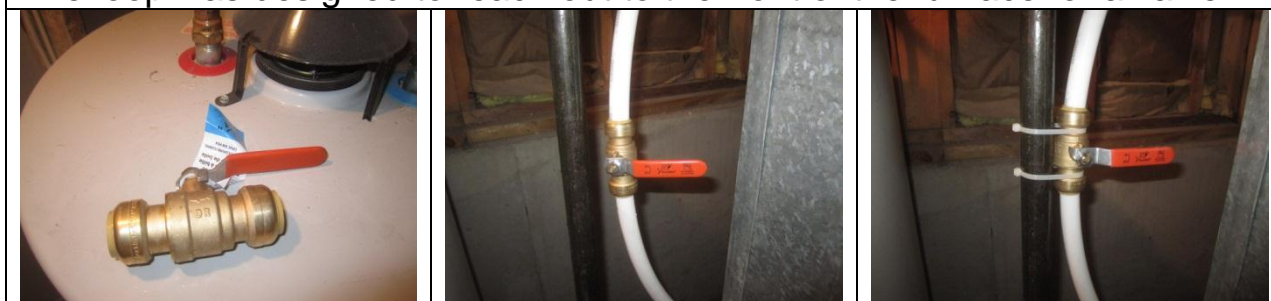
After I turned off the main water SOV, I cut out a section of pipe approximately 16" long below the valve.



I took a 10' length of $\frac{3}{4}$ " PEX, and attached it to the copper pipe with a SharkBite coupling.



Then I took the other end of the PEX, making a large loop, and connected the other end of the PEX with the other piece of cut copper pipe. The loop was designed to reach out to the front of the furnace for a valve.



Then I cut the PEX and installed a $\frac{3}{4}$ " SharkBite SOV in the loop, and secured it to the rigid Gas pipe with electrical ties



This could have also been done in the manner shown above, using a few more fittings. The PEX and SharkBite together allow for considerable versatility in working your specific project.

The fittings are relatively expensive, and you might not want to plumb a new house with them. But if you had to re-plumb a house with galvanized pipe, and you did not count your labor, it would probably be more economical than hiring it done professionally.

But it's great for repair work even at the expense.

$\frac{3}{4}$ " fittings will run from about \$5.00 - \$8.00, with a $\frac{3}{4}$ " valve at about \$17.00

$\frac{1}{2}$ " fittings will be less.

PEX pipe is about \$5.00 for a 10' length