

Maintenance Suggestions to Prevent Water Damage

Angle Stops

- Angle stops are valves located under your kitchen and bathroom sinks, at your washing machine, at the toilet, and refrigerator icemaker. There are angle stops for both hot and cold water. Most angle stops are of the gate variety and are made of materials that may fail over time. Replacement of these valves is recommended when they are showing signs of leaking or they have “frozen” in the open position – meaning they can’t be turned one way or the other.
- Angle stops need to be “exercised” regularly to make sure they are not frozen in the open position. Every month or two simply turn the angle stops off and on a few times. This will keep them working as they were designed. Never force a valve that is frozen in position. Consult a plumbing professional as soon as possible.

Water Supply Lines

- Water supply lines are connected from the angle stop to the appliance they serve, such as a ***faucet, toilet, washing machine, dishwasher and icemaker***. Many times these are thin rigid lines that can easily break and cause extensive damage. Water supply lines should be checked regularly for corrosion and rust and changed every 5 to 7 years.
- Among the preferred lines are those that are stainless steel braided over rubber with threaded couplings on both ends for the sink and toilet lines. Don’t forget the dishwasher and refrigerator icemaker supply lines. They are often overlooked because they are hidden. Replace plastic tubing with either soft copper or steel braided supply lines.

Washing Machine

- The washing machine supply box is found in most recently constructed homes. The box sits inside the drywall and the angle stops are inside the box.
- The water to the washing machine should always be turned off when the machine is not in use. The instruction manuals for some washing machines call for the water to be on only when the machine is in use; leaving the water on places the washing machine hoses and valves under constant pressure. The life of the washing machine hose can be prolonged if the water is turned on only when the machine is in use.
- Washing machine hoses need to be checked regularly and replaced periodically. Most failures occur at the coupling. Either type should be used in accordance with the washing machine manufacturer’s recommendations. Always change hoses when a new machine is purchased, or you move to a new location. Regardless of the material the hose is made of, it needs to be checked and changed regularly. A broken washing machine supply line can cause extensive damage if it is not discovered quickly and the water turned off.