

12/28/2015

Email from: Stuart Wallgren

To: All HG III Residents

Hi all, Just a note of caution. There have been a few instances of people breaking off the supply pipes that go to the laundry shut off valve. Generally there is not a problem with these valves because people generally open and close them when they leave their condos for extended periods of time. This keeps them from "freezing" in one position. The valves are quarter turn brass ball valves that have a built in stop for the handle that prevents it from turning more than 90 degrees.

There have been several floods recently when people have tried to turn the valves further than 90 degrees and this causes excess stress on the cheap PVC piping and it breaks or snaps right off. You're looking at major money \$10,000 -\$20,000 for the resulting damage.

My suggestion is to open and close these valves every three months so they don't freeze up. Also when disconnecting the washing machine hoses , close the main shut off valve (located by the water heater) before closing the laundry set of valves. Also make sure everyone in your household knows where the main shut off valve is located.

It would be worth it to close your valves, remove the hoses and inspect your valves. See the picture below of the blue valve... the ball was corroded and the interior of the housing also showed a lot of deposit. While you have the hoses off, spray some WD 40, lithium grease or 3 in one oil into the housing and especially the ball. Do not turn the handle until you re-connect the hoses or you will get a bath. Also change your rubber hoses to stainless steel and any time you break open the connection change the washers and make sure they are suitable for hot water....not the cheap hose washers.



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Quarter Turn Brass Ball Valve  
Salida de agua para lavadora con válvulas de bola  
de cuarto de vuelta en latón Quadro®



3 INSTALLATION OPTIONS ▼



**Copper Sweat Connection**  
Conexión de cobre soldado



Left



Right



Center

DRAIN CAN BE INSTALLED LEFT, RIGHT OR CENTER  
Puede instalarse como drenaje izquierdo, derecho o central