

Water leak Devices Electronic Water Sensing Device

This article is about water leaking or flooding from a damaged appliance hose or toilet hose. There are many electronic devices available on the web that will trigger an alarm when water is detected under



your sink, washing machine, dishwasher, refrigerator or hot water heater. Do a search on the web for 'water alarms', 'leak detection alarms' or 'water sensors' and you will find plenty. Most of our homes are past or near the 10 year mark and if you haven't replaced your washing machine hoses and the refrigerator ice maker hose you may want to think about it. Replacement hoses for washing machines are available that are stronger and longer lasting than the

originals. They also have auto shut off hoses, described below by the Watts Company. You should still shut off the dual valve in the wall when the laundry is done though, so there is no pressure on the hoses.

People ask me if it is time to change out the hot water tanks. The honest answer is "I don't know". Some tanks last 5 years and others 20 years; a lot depends on how much sediment is in the water. If you have been draining off the tank at the drain valve on the bottom every six months or a year you (you should be doing this) will have noticed there is very little sediment in the water. So I would say our water, as expensive as it is, is at least pretty clean. If sediment builds up you can get hot spots at the tank bottom because the heat will not transfer to the water but instead heat the metal of the tank and that is where they crack (usually). Hot water tanks do not normally burst but develop small cracks and begin to leak. Hopefully you have a drain pan under the heater that will divert any leakage to the outside, a drain or into the garage. There is another device for toilet lines and ice maker lines. It usually comes attached to a



hose but you can buy them separately also. It is a special valve that senses when a rush of water is going through it, like when the hose bursts and it will then shut off the supply. FloodSafe® is actuated by flow of cold or hot water in excess of the design flow rate indicated on the label. Once a downstream flow of water in excess of the flow required by any standard fixture/appliance is detected, FloodSafe® assumes a burst and the flow of water is shutoff. FloodSafe® remains in the closed position until it is reset. To help illustrate this, check out this web site <http://www.watts.com/mediaCenter/default.asp?videoid=11> for full details. Barbara Dougherty had one on her toilet line and after some work on her toilet the water would not flow. To reset the valve, shut off the water supply, disconnect the hose on the valve end, reconnect it and slowly open the water valve and all is well again. I installed one with the hose on my refrigerator cold water dispenser/ice maker and we couldn't drink the water or use the ice cubes



Washing machine hose
with FloodSafe valve

...t for another and it was the same. I ran water through it for a long
...gh it, no good. I ran Clorox through it, no good. So I just replaced the
...ey are great for the washing machine, dishwasher, toilet and even an