

Where to locate the main water shut-off?

During the home inspections we noticed that many home owners did not really know there was a main water shut-off valve for the building and yet where it was even though they have been living in the property for years. Therefore to help locate the main water shut-off is necessary in our work. Frankly, it gave us hard time especially in the older houses.

It was different from the curb valve responsible by City water supply, which was buried at roadside of front garden. There was a main water shut off in your own property no matter detached homes, town houses or condo suites. Most condo suites had separated cold and hot water shut-off valves except for some older building more than 20 years. The function of main water shut-off was to cut the water running once there would be pipe blast, leaking or any emergency. This was important to any latent water leaking which was not easy to locate the failed point. At this moment, to turn off the main valve is effective to reduce the water damage. We would find out where it was but we would not touch it. Because this valve was seldom turned on & off in long period, it usually started leaking once being touched & had to be fixed or replaced.



fig 1



fig 2



fig 3

In the condos, this valve was normally hidden in one closet(fig 1), on the ceiling outside the suite door(fig 2) or cabinet under bath sink(fig 3); speaking of detached or town homes, this valve was always adjacent to pressure reduce valve which reduced the water supply pressure from 80 psi to 60 psi to avoid premature failure of pipes, fittings and taps under the excessive pressure in the house. The regular position is next to hot water tank (fig 4), in crawl (fig 5) or behind closet wall (fig 6).



fig 4



fig 5

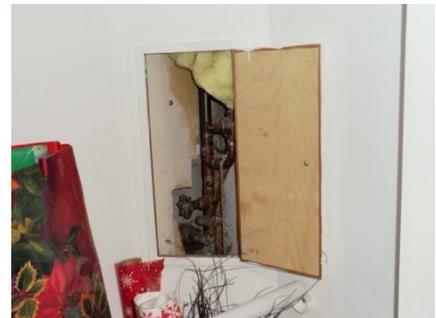


fig 6

Did you locate this valve in your home? Please be advised it should not be bolted once a cover applied on them.