



# PREVENT MECHANICAL LTD.

## *Maintenance Tip for Owners and Tenants*

### **EXERCISING ZONE VALVES**

Most condominiums are heated by baseboard convection heaters, controlled by a thermostat which opens and closes a “zone valve” to turn the heating water on and off.

One of the most common failures in the heating system are caused when the zone valve gets stuck in the closed position after sitting idle all summer.

Most residents leave their thermostat all the way down throughout the summer, which means that the zone valve is left in the closed position for months on end. When the first cold snap arrives in autumn, and thermostats are turned up, the zone valve may be seized and can't open.

We suggest that once a week, during the summer, owners / occupants *turn their thermostat all the way up* for a few minutes before putting it down again. This will open and close the zone valve regularly – helping to ensure that it doesn't seize in one position.

If your condominium shuts the boilers off in the summer (as many do) you can turn the thermostat all the way up one week, and all the way down the next, without affecting the temperature in your unit.

We can't promise that you'll never need to replace your zone valve, as they do fail from age or wear, but this simple exercise can increase the useful life of most valves by years and prevent an unnecessary repair bill in your suite!



***DRIVING DOWN YOUR MAINTENANCE COSTS!***