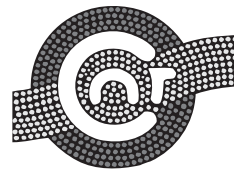


How to fix a leaking tap



Taps can leak because a part of the tap is not working correctly or is worn, or because the tap has been damaged. A leaking tap wastes a lot of water.

There are four places a tap can leak.

If the tap is leaking from the spout the washer needs changing. If it still leaks after changing the washer the tap needs reseating.



If the tap is leaking near the top the o ring needs changing.



If the tap is leaking from the middle the body (fibre) washer needs changing.



If the water is leaking where the tap joins the pipe it will need tightening and new plumbers tape.



TOOLS YOU WILL NEED



Stilston wrench



Shifting spanner



'O' ring and Washers



Plumbers tape



Reseating tool kit

HOW TO CHANGE A WASHER

Find the water meter for your house (also called the water mains). It will be somewhere near the house. If you are in a unit the mains tap will be in the laundry or bathroom. Turn off the tap on the water mains. This will stop all water flowing to your house.

For a garden tap, use the shifting spanner to remove the top of the tap (the handle). When you lift the tap body out the washer will be at the bottom, sitting in the 'seat' of the tap. (The washer is a small rubber and plastic (or rubber and metal) circle with stem). Remove the washer. Replace with a new washer. Refit the tap by reversing the steps outlined above. Don't tighten too hard.

TIP: All parts of a tap turn anti-clockwise to undo and clockwise to tighten.

For kitchen or bathroom taps you remove the tap button by unscrewing it (the tap button usually has hot or cold written on it). Then remove the handle. If the tap has a base you will need to use the wrench to remove it. You should now be able to see the body of the tap. Use the shifting spanner to unscrew the tap body and lift it out. The washer will be at the base of the tap body or sitting in the 'seat'. Remove the washer and replace it with a new one. Then reverse the process outlined above to put the tap back together.



0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290

Turn the water back on at the water mains. If the tap is still leaking the tap may need reseating. Reseating a tap involves using a special reseating tool to grind down the seat of the tap to ensure the surface of the seat is smooth and even and the washer can sit flush.

You can purchase reseating kits you that operate manually or ones that fit to an electric drill. Remove the top part of the tap as per instructions above and insert the reseating tool into the tap. Tighten firmly. Turn the tool 3 to 4 times and remove. Wash out the brass filings and rub your finger over the seat to check that all grooves or bumps have been removed. If it still feels uneven repeat the process. Place the washer back into the seat and re-assemble the tap as above.

HOW TO CHANGE THE 'O' RING AND BODY WASHER

The 'o' ring and body washer are attached to the tap spindle (Figure1).

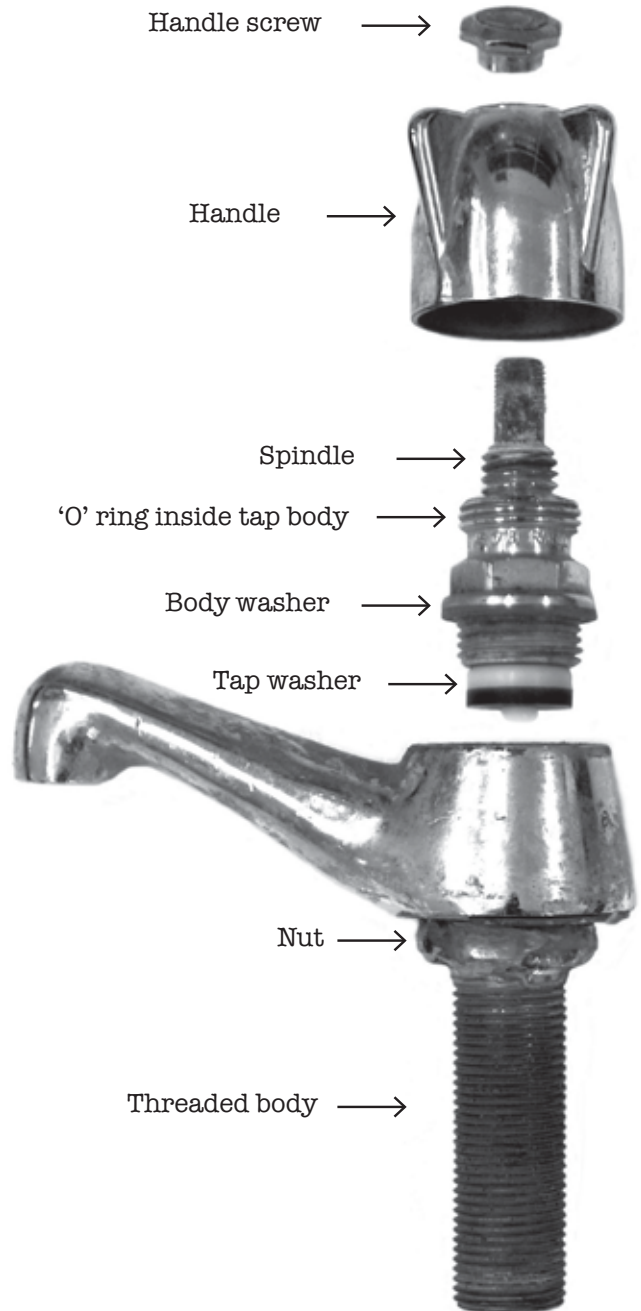
Turn the tap off at the water mains. For a garden tap, use the shifting spanner to remove the top of the tap (the handle). Lift out the tap body. Part of the tap body is called the spindle. Locate the 'o' ring at the base of the spindle . (you may have to wind the spindle to find the 'o' ring). Remove it and replace with a new one. You will need to lubricate the 'o' ring. Don't use petroleum based products like vaseline. Saliva works well.

The body washer usually sits below the 'o' ring. You may need a knife or similar tool to remove the body washer from the tap body. Replace with a new washer and then reassemble the tap.

TIP: When you purchase new tap hardware check to see whether they are fitted with water saving filters. Filters may include a mesh over the spout opening or a flow retarder at the base of the spout. In many remote communities the drinking water may have a lot of suspended particles that will quickly block up the filters and prevent the flow of any water from the tap. In these situations it is best to remove the filters before fitting the taps. Whilst water conservation is important, in-tap filters are not an appropriate solution for many remote communities.



Figure 1



Other useful Bush techs

BT 39: Removing scale from household fittings and appliances. www.icat.org.au/wp-content/uploads/2012/05/bush-tech-39.pdf

BT 47: How to install and read a read a water meter www.icat.org.au/wp-content/uploads/2012/05/bush-tech-47.pdf

Bush Tech 55: Water pressure issues www.icat.org.au/wp-content/uploads/2012/05/bush-tech-55.pdf