



Water Leak Protection for Your Home

This past winter, there were at least a couple of homes in the Association that suffered severe water damage as a result of frozen pipes. The homes were unoccupied at the time. In another home, a water line started leaking in the summer. Fortunately, the homeowner found the leak before serious damage occurred.

As I have said frequently, you can contact me (water@farhillsassociation.com) to turn off your water at your curb stop to avoid any such leaks when your home is unoccupied. And you can shut off your water where it enters your home when you go away for any length of time (as long as there is no risk of freezing).

The purpose of this note is to let you know that there are affordable (\$200 to \$600) automatic leak detection/water shutoff devices, some that you can install yourself. I have one at my house that will close the main water valve when a water leak is detected at any of a number of locations in my home. And, to boot, I get a \$50 annual discount on my homeowners insurance, so it will pay for itself in just a few years.

There are different types of shutoff valve technologies. Here are a few products listed in Consumer Reports:

1. The Moen, Phyn Plus, and Stream Labs learn water use patterns and will shut off the water when unusual water flow is detected. Installation with wireless leak detectors. These can also be used usually requires a plumber.

<https://www.moen.com/search/shutoff>



<https://www.phyn.com/plus-smart-water-assistant/>



<https://www.streamlabswater.com/>





2. The Water Cop and Guardian use water leak detectors placed at key locations in your home and send a wireless signal to the valve shutoff device. Water Cop may need a plumber for installation. The Guardian device can be easily installed by the homeowner. Be aware that the Guardian unit works only on a 1/4-turn shutoff valve

<https://getguardian.com/>



All devices need 110V power. Some have battery backups available. WiFi is necessary for remote monitoring, but may not be needed to operate, as long as there is a power source (110V or battery backup).

I have no financial interest in any of these products (except that preventing water leaks will save all of us money!). I'll be happy to try to answer any questions you may have.

Thanks for your interest!

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