

# Why Stuck Valves Are Important To Your Water Bill!

Share This Story, Choose Your Platform!

## What do valves get stuck?

Plumbing valves help maintain water flow into [landscaping](#) irrigation, sinks, toilets and more. These valves are not used often because once they are turned on, they are left on. In an emergency such as a broken water pipe, it is essential that shut-off valves are working properly to limit the damage and water loss. [Water conservation](#) from damaged valves is the main concern because the [drought](#) is putting a strain on consumption, and excessive water leaks can lead to [heavy fines](#). Shut-off valves, also called stop valves or angle stops, are usually placed in hidden areas, making them easy to ignore over time. By not regularly maintaining shut-off valves, minerals in the water accumulate around the base of the valve and harden. Over time, the valves stiffen and eventually stick, making it harder or impossible to operate. Most people discover this problem when they have a broken pipe and need to use the shut off valve to stop an excessive water leak.



## How to fix stuck valves:

Preventing shut-off valves from hardening is simple with these guided steps: first, check all valves on a semi-annual or annual basis. To do this, turn the valve to make sure it's working properly with all its functions. If the valve is shut and won't budge, do not use excessive force to open it; the valves are made up of a chromed brass and can possibly break or even bend with applied force when using pliers or a wrench to loosen them. Our suggestion to this problem would be to loosen the bonnet nut with a wrench instead; this will cause the handle and stem to loosen up. If you do experience water leak from loosening the bonnet nut,

start to re-tighten the bonnet nut slightly, where you have movement in the valve. It is important to monitor your valves to prevent any unnecessary water loss due to the severity of the drought and to watch your [bottom line](#) (huge water bill!). Making sure your valves are not stuck is an avoidable precaution to help [conserve as much water as possible](#).

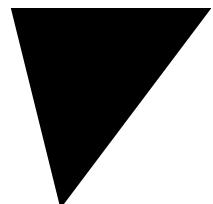
## Recent Posts

- [My 2025 Personal Annual Review: Clarity, Discomfort, and the Cost of Standing Still](#) December 30, 2025
- [Prepare Your Property for the Holidays with CAM Property Services](#) November 7, 2025
- [How CAM's Client Success Center Makes Property Management Easier](#) October 20, 2025
- [CAM Property Services at ICSC@Western in Palm Springs - September 28-30](#) September 24, 2025
- [Minimum Wage Increases Are Here: What They Mean for Your Bottom Line](#) August 21, 2025

## Categories

Categories

[Back To All Blog Posts](#)

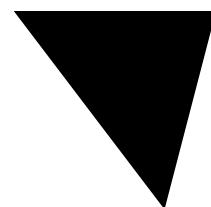


Stay up-to-date with our property services resources  
**Subscribe to our free newsletter**

[SUBSCRIBE NOW](#)

Δ

x



# Discover Professional Property Services

## All Your Facility Needs From One Source

Benefit from the reliability of professional janitorial services, landscaping, property inspection and facility maintenance combined with the convenience of managing it all through one service provider. Big or small, we can do it all.

[Send Us a Message](#)

[1-800-576-3050](tel:1-800-576-3050)