

Dear Maintenance men

I have just replaced the rubber seals in a bathroom faucet, but the faucet still leaks. I like the two handle faucet and don't really want to replace it with a new one. Why is it still leaking?

Dave

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Dear Dave:

We will assume you are working on a standard faucet with brass valves. Chances are the "Valve Seats" are worn, cracked or chipped. When you replace rubber seals in a brass faucet, always replace the valve seats. They are located in the body of the faucet below the valves. When you go to the home improvement store, ask for a "Faucet Seat Removal Tool" it cost less than \$5 dollars and is "L" shaped. Insert the tool into the faucet body, unscrew, and remove the seat. Match your existing seat with a new one and reinstall. If the seat can't be removed, resurface it with a seat-dressing tool (The seat-dressing tool is a small hand valve seat grinder). This should solve your leaking problem.

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