DESCRIPTION
CENTRAL STEAM HEAT

Your steam heating system is of a very basic design dating back decades. While the system is not "hi-tech", this system will give you years of service, while requiring very nominal operating conditions. The most important of these conditions is the proper valve opening and closing procedure that avoids trapping water in the radiator.

The most common cause of trapping water in the radiator is shutting the valve off while the boiler is on and there is steam in the radiator. A second cause is closing the valve partially (*The radiator cannot be regulated like a thermostat. The heat is either completely on or completely off.)*. **When either of these occurs, steam is trapped in the radiator and turns to water, clogging the system and causing banging, leaking and ineffective or no heat. Please keep the valve all the way on or tightly shut and only turn the radiator off if the radiator is cold.**

SCHEDULE
AND
OPERATING INTRUCTIONS ON NEXT PAGE

CENTRAL STEAM HEAT SCHEDULE

5 AM - 11 AM and 3 PM - 11 PM

OPERATING INSTRUCTIONS

NEVER turn the radiator valve OFF when the radiator is hot or warm. Wait for the radiator to cool completely to the touch and feels cold. If you are too warm, please open a window.

NEVER partially close the valve thinking you will get less heat. The valve will not adjust the heat. ***The valve needs to be completely open or completely closed at all times!***

You can open a previously closed radiator valve at any time. Remember, the valve must be fully opened and once it is open and hot, you must wait for the radiator to be cold to the touch to close it again.

Turning clockwise closes the valve and turning counter-clockwise opens the valve.

If you require assistance, please contact your resident manager, Martin Encinas Leon, at (415) 652-4532, or via e-mail at mleon@fogciti.com.

PLEASE REPORT ALL LEAKS