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**LETTERS TO THE EDITOR**

**Old-fashioned ethics make a comeback**

Re: ['The walkaway'](#) (Dec. 1)

**Dear Editor:**

It does my heart good to know that there is one rookie agent who knows old-fashioned ethics, which seems not to exist anymore. I've been licensed since 1974 and we grew up with ethics, and today I don't see much of any respect whatsoever for the other person's client. I see agents encroaching and poaching every way they can. I don't do it.

Real Estate Articles from Inman News

**Wobbly toilet a sign of wetter things to come**

**How to fix problem before unit springs a leak**

Wednesday, December 06, 2006

By [Bill & Kevin Burnett](#)  
[Inman News](#)

*Q: I recently had my bathroom floor tiled. Now the toilet wobbles when I sit down or get up. It doesn't leak. What can I do to stop this? Will a bead of caulk or plumber's putty do the job?*

**A:** If the toilet doesn't leak now, it will in short order.

Several things could be causing the wobble. The closet bolts might not be tight, or the closet flange may be broken or bent. Also, the wax ring that seals the connection between the toilet and the discharge pipe may be not be set properly.

Tightening the closet bolts is an easy fix. Installing a new wax ring is a bit tougher. Repairing the closet flange is more difficult, but it can be done. In any case, fix the

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Can't. Not for money.  
It's just money.

I like the rookie agent's position of cooperation, non-encroachment, and savoring the likelihood of making a real sale one day that will be worth much more than fighting over a rental commission.

In my real estate experience, if you cast bread upon the waters, benefits come back directly or indirectly -- i.e., you may not get the benefit or reward or commission directly from that particular customer, but it will come to you from out of the blue.

Funny how that works out.

Jeanine Paquette  
Broker Associate  
METRO Realty  
Newport Beach, Calif.

#### Dear Editor:

Good for Ms. Rogers for playing by the rules. One of the biggest issues in our industry is that many do not play by the rules and are outright dishonest. Shame on those who do not play by the rules and more power to those who do; maybe one day those who do not will be gone and we can get the respect our industry deserves.

Cary Collier  
Broker  
Collier & Associates  
Real Estate LLC

wobble before it becomes a leak.

The standard household commode discharges into a 3- or 4-inch waste line called a closet bend. We don't know the origin of this name, but it may come from water closet, a name for a bathroom. The closet bend is screwed or bolted to the floor by a flange -- the closet flange.

A wax ring is placed on the bottom of the toilet where it discharges into the closet bend. The wax ring has two purposes. It creates a watertight seal at the joint where the toilet discharges into the closet bend. It also acts as a gasket to take up slack in what might be an uneven floor.

The porcelain commode is secured to the closet flange by two bolts with nuts attached to the closet flange. Flat perpendicular metal pieces are welded to the bottom of each bolt. These insert into slots in the flange. When the toilet is placed over the bolts and tightened down, they provide a solid connection to the flange and the floor.

We've installed many retrofit tile bathroom floors. Each time we've had to take up the toilet and either replace it or reset it. We've always found that a tile installation required that a second wax ring be installed to get a firmly set commode.

If you didn't set the toilet with two wax rings, we suggest you take up the toilet and do so. It's good insurance against a leak. It will also give you the opportunity to make sure the closet bolts are snug and allow you to check the closet flange to make sure it is secure.

To remove the toilet, turn the water off, detach the supply line and drain the toilet. Next, unscrew the closet bolts and carefully lift the toilet off the closet flange.

Once the toilet is clear, clean the old wax ring off the bottom of the toilet. Inspect the closet flange to determine if it is bent or broken. If it's made of cast iron and broken, the local plumbing supply house should stock a repair kit. This is a specialty item generally not available at home centers or hardware stores.

Once the flange is sound, place two wax rings on the bottom of the commode at the place the closet bolts in the flange. Gently and carefully set the toilet in place, making sure that the discharge of the toilet is directly over the closet flange and that the closet bolts protrude from the holes in the bottom of the toilet.

Use new bolts. Don't try to save money by trying to use the old

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ones -- they'll be too short. Press the toilet down to get a firm seal at the wax ring. Snug the nuts down on the closet bolts using the washers provided. There should be a metal washer and a plastic washer for each bolt. Metal first, then plastic. Don't overtighten the nut; you run the risk of cracking the commode. Been there, done that, not good.

Finally, apply a bead of tub and tile caulk around the base of the toilet, leaving a gap at the rear so that if the toilet leaks at some time, the water has a place to go.

\* \* \*

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