

# FLEXCON INDUSTRIES LIMITED PRODUCT WARRANTY

## PRODUCTS COVERED: IN-WELL TANKS MANUFACTURED AND DISTRIBUTED BY FLEXCON INDUSTRIES

**Important:** Read carefully the installation, operating and maintenance instructions manual ("Manual") to avoid serious personal injury and/or property damage and to ensure safe use and proper care of this Product.

**Warranty** - Warranty is extended to all purchasers of the new product. The warranty is non-transferable. Flexcon warrants to the purchaser or first user of the new Product that at the time of manufacture, the Product is free from defect in material or workmanship for five (5) years from the date of manufacture. Any warranty claim must be made within five (5) years (unless another time period is set forth in the Manual), measured from the date of manufacture.

In the event of a breach of the foregoing warranty and upon proper and timely notification to Flexcon, Flexcon will at its option either: make repairs to correct any defect in material or workmanship, or supply and ship either new or used replacement parts or products. Flexcon will not accept any claims for, nor will Flexcon be responsible for, any other costs including labor.

**Exclusions** - This warranty does not cover any failure or problem unless it was caused by a defect in material or workmanship. In addition, this warranty shall not apply:

- If the Product is not correctly installed, operated, repaired or maintained as described in the Manual provided with the Product.
- To any failure or malfunction resulting from (i) misuse or abuse, (ii) improper or negligent handling, shipping (by anyone other than Flexcon), storage, use or operation, or (iii) damages to the tank caused by lightning, floods, fire, freezing or any other environmental condition.
- To damages caused by any unauthorized alteration to the Product, or any attempt to repair tank leaks or parts.
- To any failure or problem resulting from the use of the Product for any purpose other than those specified in the Manual.
- If the Product is used anywhere except the United States, its territories or possessions, or Canada.
- To labor costs, shipping charges, service charges, delivery expenses, administrative fees or any costs incurred in removing or reinstalling the Products.
- To any claims submitted to Flexcon or a Flexcon authorized distributor or dealer more than 30 days after expiration of the applicable warranty time period described in this Warranty;
- To any repair or replacement costs not authorized in advance by Flexcon.

**Warranty Limitations** - All implied warranties including the implied warranties of merchantability and fitness for a particular purpose are specifically disclaimed.

**Limitations of Remedies** - The remedies contained in this warranty are the purchaser's or first user's exclusive remedies. In no circumstances will Flexcon be liable for more than, and purchaser-first user's remedies shall not exceed, the price paid for the Product. In no case shall Flexcon be liable for any special, indirect, incidental or consequential damages, whether resulting from non-delivery or from the use, misuse, or inability to use the Product or from defects in the product or from Flexcon's own negligence or other tort. These exclusions apply regardless of whether such damages are sought for breach of warranty, breach of contract, negligence, strict liability, in tort or under any other legal theory. Excluded damages include, but are not limited to, inconvenience, loss or damage to property, mold, loss of profits, loss of savings or revenue, loss of use of the Products or any associated equipment, facilities, buildings or services, downtime, and the claims of third parties including customers.

**What To Do If You Have a Problem Covered By This Warranty** - You must notify the authorized Flexcon distributor or dealer who sold you the Product within 30 days of the event leading to the Warranty claim. Any covered Warranty service must be authorized by the Flexcon distributor or dealer which sold you the Product. If you do not receive a prompt response, call Flexcon directly at 781.986.2424. Notice of a Warranty claim should be submitted within 60 days of the event leading to the claim by the authorized distributor/dealer to Flexcon at the following address:

Flexcon Industries, Warranty Claim Dept., P.O. Box 782, Randolph, MA 02368

Before Flexcon determines to provide any replacement part or Product, it may, as a pre-condition to making such a determination, require that the warranty claimant ship the Product, postage prepaid, to an authorized Flexcon distributor, or to Flexcon, and provide proof of purchase evidenced by the original sales receipt.

**Replacement Product Warranty** - In case of replacement of a Product or any component part, Flexcon reserves the right to make changes in the design, construction, or material of the substitute components or products, which shall be subject to all of the terms and limitations of this Warranty, except that the applicable warranty periods shall be reduced by the amount of time the warranty claimant owned the product prior to submitting notification or the warranty claim.

Owners Record Keep for later use

Serial number (see tank data label at bottom of tank): \_\_\_\_\_

Model (see tank data label at bottom of tank): \_\_\_\_\_

Date Installed: \_\_\_\_\_

Installer Name: \_\_\_\_\_

Telephone number: \_\_\_\_\_

Retain copy of cancelled check and installation receipt



# INSTALLATION, WARNINGS, AND OPERATION INSTRUCTIONS

## FLEXCON IN-WELL TANKS



### OPERATION

This well tank has been designed to store and deliver water under pressure between pump cycles in a domestic water system.

### WHAT IT DOES

Without a storage tank, a domestic water system's pump would cycle (turn on) every time there was a demand for water. This frequent and potentially short cycling would shorten the useful life of the pump. Flexcon well tanks are designed to store water when the pump is running and then deliver pressurized water back to the system when the pump is shut off.



**THIS IS THE SAFETY ALERT SYMBOL. IT IS USED TO ALERT YOU TO POTENTIAL PERSONAL IN-JURY HAZARDS. OBEY ALL SAFETY MESSAGES THAT FOLLOW THIS SYMBOL TO AVOID POSSIBLE INJURY OR DEATH.**

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**INDICATES A POTENTIALLY HAZARDOUS SITUATION WHICH, IF NOT AVOIDED, COULD RESULT IN SERIOUS INJURY, DEATH, AND/OR SIGNIFICANT PROPERTY DAMAGE.**



**WARNING** This product must be installed by a **Qualified Professional**

following all local and national plumbing and electrical codes. Read and understand fully the instructions included here and those on the Flexcon website which are updated on a regular basis. This product must be inspected annually by a qualified professional for any signs of corrosion or leakage and replaced immediately if these signs are present. Failure to follow these instructions may result in serious injury, death and/or property damage and will void the product warranty.

**WARNING EXPLOSION HAZARD** This well tank is designed for water storage at a maximum pressure and a maximum temperature as detailed in this manual. A properly sized pressure relief valve set at a maximum of 100 psi must be installed in the system. This tank is shipped with a pre-charge of air and any adjustment to the pre-charge must be done prior to installation and at ambient temperature. Do not adjust the pre-charge of this tank if the product is corroded or damaged or shows any signs of diminished integrity. The maximum allowable pre-charge in this expansion tank is 80 psi. Failure to follow these instructions is **UNSAFE** and may result in serious injury, death and/or property damage.

This tank must be installed in a location where water leakage will not cause property damage and there must be means for adequate drainage. This tank must not be installed in a location that is subject to freezing. This tank must be installed in the vertical position. The manufacturer of this product is not liable or responsible for any water damage associated with the installation and or failure of this product. Failure to follow these instructions may result in personal injury, death and/or property damage.

**WARNING** This well tank and the associated piping will in time leak.

This tank must be installed in a location where water leakage will not cause property damage and there must be means for adequate drainage. This tank must not be installed in a location that is subject to freezing. This tank must be installed in the vertical position. The manufacturer of this product is not liable or responsible for any water damage associated with the installation and or failure of this product. Failure to follow these instructions may result in personal injury, death and/or property damage.

**WARNING** This tank is intended for use on potable water systems only and any other use may be dangerous and will void the warranty.

This products performance and lifespan can be significantly impacted by aggressive water conditions. A water test should be conducted specifically looking for corrosive water, acids and other relevant water contaminants which if present must be treated appropriately. The system piping must be properly grounded to earth. A dielectric union may be required in the system. Failure to follow these instructions may result in serious injury, death and/or property damage.

**WARNING CALIFORNIA PROPOSITION 65 WARNING!** This product contains a chemical known by the State of California to cause cancer and birth defects or other reproductive harm. (California installer-California law requires that this notice be given to the consumer/end user of this product.) For more information, contact the manufacturer at www.flexconind.com.

These instructions and warnings are subject to periodic updates on the Flexcon website [www.flexconind.com](http://www.flexconind.com) and should be regularly reviewed by the consumer for important safety and instruction updates.



## BEFORE INSTALLATION

### PRE-CHARGE ADJUSTMENT

This IN-WELL tank is shipped with a factory pre-charge as detailed below. The IN-WELL tank pre-charge must be adjusted following the instructions in the Installation section of this manual, but must not exceed 80 psi. Any adjustments to the factory pre-charge must be done prior to initial tank installation and with 0 psi pressure on the system. **DO NOT ADJUST THE PRE-CHARGE OF THE EXPANSION TANK WITH THE SYSTEM UNDER PRESSURE!**

### TO ADJUST TANK PRECHARGE (Prior to Installation)

Remove the protective cap from the air valve. Check the tank pre-charge pressure using a standard tire pressure gauge. If required add air to the tank using a manual bicycle tire pump until the proper pre-charge pressure is reached. Replace the protective cap on the air valve.

### TO ADJUST TANK PRECHARGE (After Installation)

Disconnect power to the system pump. Drain the tank of water by opening a faucet. Add or release air as required (see above)



**WARNING** Do not adjust the tank air pressure if there are any visible signs of corrosion on the tank. If this well tank shows any visible signs of corrosion or rusting, the tank must be replaced immediately. Failure to follow these instructions may result in serious injury or death and or property damage.

## INSTALLATION

### VARIABLE SPEED PUMP INSTRUCTIONS

The IN-WELL tank should be located in the pump drop pipe 5' to 20' below the pitless adaptor. This will allow the tank to be centered in the well.

1. Determine operating pressure of water system and adjust air pressure in the IN-WELL tank to pump manufacturer's recommended pre-charge.
2. Pump is set in the well and wired to manufacturer's recommendations.
3. Attach the IN-WELL tank to the drop piping.
4. Install the 5' to 20' final section of the pipe above the IN-WELL tank and lower pipe into the well so that the IN-WELL tank is positioned properly.
5. Install the pressure transducer either at the well or in the home in accordance with the pump manufacturer's instructions. If there is reference to the transducer being with-in 6' of pressure tank, disregard. Since the IN-WELL tank is directly in line there is no danger of water hammer.
6. Complete piping in accordance with all plumbing and electrical codes.
7. Start system.
8. At start-up, pump may not function properly until all air is removed from system. Cycle pump several times before any adjustments are made. Once pump is running normally adjust to desired pressure.
9. Attach information tag supplied to main shut off valve or electrical wire in well.

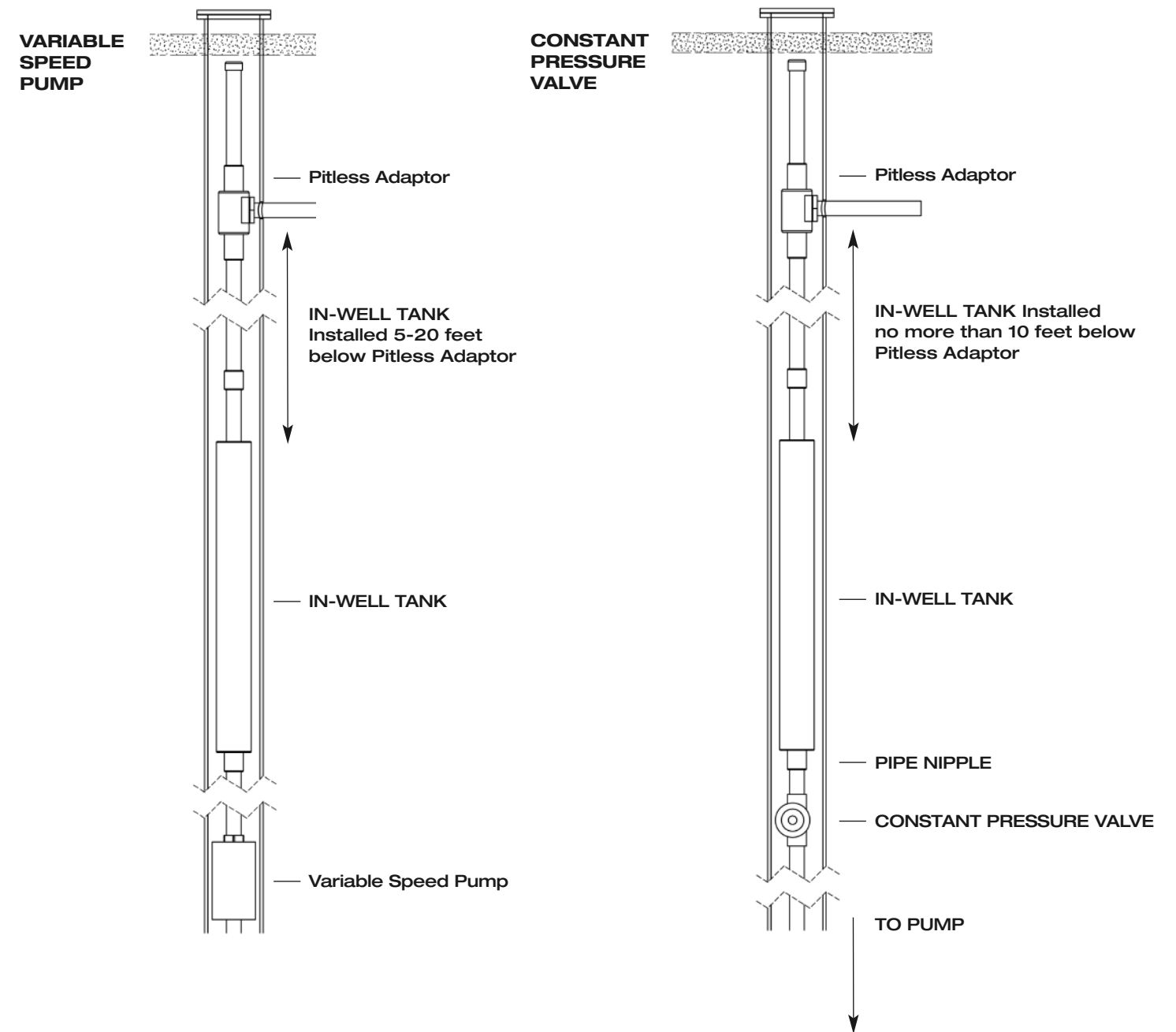
### CONSTANT PRESSURE VALVE INSTRUCTIONS:

The INWELL tank with constant pressure valve should be placed 5' to 10' below the pitless adaptor. The tank and valve should be centered in the well casing. We do not recommend setting the top of the pressure tank lower than 10' since this may result in the constant pressure valve being lower than 20' in the well and could cause low water pressure in the home.

1. Determine the operating pressure for the water system and set the tank pre-charge 2 psi below the cut-in setting of the pressure switch.
2. Pump is set in the well and wired to pump manufacturer's recommendations.
3. Attach the constant pressure valve to the drop pipe string.
4. Attach a nipple between the constant pressure valve and IN-WELL tank.
5. Attach the IN-WELL tank.
6. Install the 5' to 10' final section of the pipe above the IN-WELL tank and lower pipe into the well so that the IN-WELL tank is positioned properly, continue with the normal installation.
7. Install the pressure switch and other fittings as required.
8. Start System: allow water to run to waste a few minutes to remove trapped air from water lines.
9. Close valve, if pump short cycles, increase switch setting slightly until short cycling stops. (This may be a 2 to 5# increase in pressure before the problem is corrected) there is no need to add additional air to the IN-WELL tank.
10. Attach information tag to main shut off valve.

We suggest that SQ-D model FYG2 50-70 be used when either a 50# or 60# Constant pressure valve is used. If a 30-50 or 40-60 model FYG1 is used, then the switch will have to be adjusted as follows:  
Adjust the differential setting of the switch to 26 PSI. For a 50# valve, the setting should be 40-66. For a 60# valve, the setting should be 45-71. (If the switch is a SQ D, tighten the short spring three turns. This should increase the differential about 6 pounds.)

## TYPICAL INSTALLATIONS



## MAINTENANCE

- This well tank and the entire system must be checked annually by a qualified professional.
- Visually examine the tank and its connection to the system piping looking for any signs of water leakage or corrosion on the exterior of the tank or the connection.



**WARNING** If this water systems tank shows any visible signs of leaking, corrosion or rusting, the tank must be replaced immediately to avoid personal injury or property damage. Do not adjust the tank air pressure if there are any signs of corrosion on the tank. Failure to follow these instructions may result in serious injury or death and or property damage.