



## *Four Turnberry Place*

### **PROTECTION FROM WATER DAMAGE**

Homeowners are advised to take proactive measures to avoid water damage to their unit and/or to units below them. It's recommended to have a plumbing professional perform a thorough inspection of all plumbing fixtures, appliances, water supply lines, and drains. In addition to saving water, it will help to avoid potential liability for damage. Regardless of use, some particular areas of focus should be:

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- Jacuzzi (01/02 Units):** Keep the handheld sprayer drain clear. If filled, water can pass around the sprayer hose hole causing water to seep into the unit below.
- Shower and balcony tiles:** Check that tiles are adequately grouted, caulked, and sealed.
- Instant Hot-water appliance:** Change filter yearly. If not using the unit, it's recommended to have it disconnected.
- Washing Machine:**
  - Hoses:** Recommending changing out every 5 years, using wire-braided, stainless steel hoses.
  - Drain Line:** Recommended the drain line be snaked periodically.
- Bathrooms (Sinks, toilets, bidet):** Check periodically for signs of water leakage, corrosion, or rust.
  - The fill valves in your toilets should be changed every 5 years.
- Kitchen:**
  - Sink:** The kitchen faucet has a life span of about 10 years. It's recommended that it is changed before it starts to leak.
  - Faucet Drain:** The kitchen faucet drain line can become clogged, and should be snaked periodically.
- HVAC (A/C):** The water hoses, valves, and condenser line in A/C units should be checked periodically. The manufacturer recommends that hoses be replaced every 5 years.
  - DO NOT, for any reason, use water from the A/C closets. The hose bib valves are to remain closed.**

The above list may not address every potential possibility of water leak sources. Please contact a properly licensed and insured plumbing professional to conduct this important inspection and then address any issues as soon as possible.

**NOTE-Insurance Coverage:** The Homeowner's Association has comprehensive and general public liability coverage for accidents and occurrences on or about the common property. The Association is not responsible for and does not maintain insurance for the interior of units or for each owner's private possessions. Homeowners are responsible for the insurance coverage for the interior of their unit. It is highly recommended that all homeowners purchase a property coverage policy. Specifically, talk with an insurance agent and ask them about an HO-6 Policy.

If questions or to inquire as to plumbing inspectors/professionals who are licensed/insured, that have performed work in our tower, please contact the Management Office at: **(702) 732-7028**.