



## RECOMMENDED UNIT MAINTENANCE TO AVOID DAMAGE

Homeowners are advised to take proactive measures to avoid water damage to their units and/or to units below them. It is 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.
- ☐ **Washing Machine / Dryer:**
  - ☐ **Hoses:** Replace every 5 years, using wire-braided, stainless-steel hoses.
  - ☐ **Drain Line:** Snake the drain line periodically.
  - ☐ **Dryer:** Vent should be cleaned out to prevent buildup and a potential fire hazard, at least every few years.
- ☐ **Bathrooms (Sinks, Toilets, Bidet):** Check periodically for signs of water leakage, corrosion, or rust.
  - ☐ **Fill Valves:** Toilet fill valves should be changed every 5 years.
  - ☐ **Flappers:** To save water, the Association will replace flappers for the original toilets at no cost.
- ☐ **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. Replace aging sink caulking as water can penetrate the area over time.
  - ☐ **Faucet Drain:** The kitchen faucet drain line can become clogged and should be snaked periodically.
  - ☐ **Instant Hot-Water Appliance:** Change the filter yearly. If not using the unit, it is recommended to have it disconnected.
- ☐ **Ball Valves:** Have a plumber test and exercise the ball valves throughout the unit annually.
- ☐ **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.**
- ☒ **DO NOT USE "flushable" wipes or flush any product other than paper down the toilet.**

This list may not address every potential possibility of water leak sources or hazards. Please contact a properly licensed and insured professional to conduct these important inspections and then address any issues as soon as possible. Contact the Front Desk at #702-732-7024 to schedule a toilet flapper replacement.

**NOTE-Insurance Coverage:** The Homeowner's Association has comprehensive and general 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 to obtain insurance coverage for the interior of their unit and for the contents of their storage lockers. 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. For questions, or to inquire as to plumbing inspectors/professionals who are licensed/insured and that have performed work in our tower, please contact the Management Office at: **(702) 732-7028**.