



Tips to Prevent Water Damage

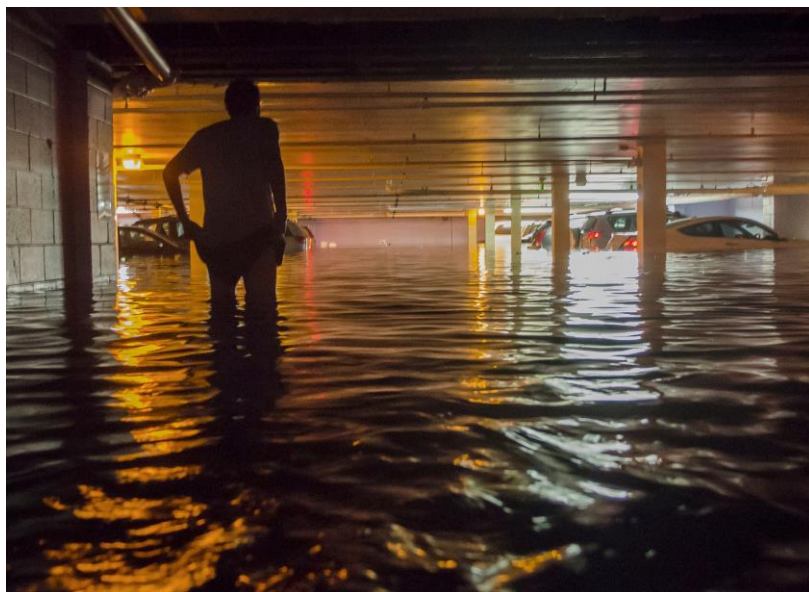
You can avoid the hassle of water damage simply through proper maintenance, regular inspections and prompt repairs. For unit owners with a dishwasher, a fridge with an icemaker, in suite laundry or hot water tanks, there is an increased risk that cracked hoses or ruptured pipes could cause major water damage to their unit, the common elements and neighboring units. **A unit owner could be responsible to pay the condo corporation's water damage deductible in certain situations.**

Following these water damage protection tips will help safeguard your property and reduce potential water damage losses:

- A number of household appliances, such as dishwashers, refrigerators with an icemaker, in suite laundry or hot water tanks require a water supply. It is recommended to replace plastic or rubber water lines with braided stainless steel hoses. Braided stainless steel hoses are the most effective in preventing water damage.
- Inspect hoses periodically. Check that the hoses are tightly connected to the water supply valves. Look for signs of unusual wear like dryness, cracking or swollen points. If you see any wear, have the hose replaced immediately by a qualified plumber.
- Make sure your washing machine or refrigerator is at least four inches away from the wall to prevent the hoses from bending and kinking. This can restrict water flow and increase the pressure on the hose.
- Only use your dishwasher or washing machine when someone is home. Never leave your washing machine or dishwasher on when you are sleeping. To prevent further problems, turn off the hot and cold water supply valves when the washing machine is not in use.



- If you will be away for more than a couple of days, turn off the main water supply valve to your unit and drain the pipes before you leave. Arrange to have your unit checked on a regular basis. In winter months, do not turn your heat off and do not leave windows open. Check with your own Unit Owners Insurance Broker as to the requirements while you are away from your unit.
- Have your hot water tank inspected annually.
 - Warranty on hot water tanks is on average 6 years. Consider replacing once warranty has ended.
 - Purchase a water sensor which emits a warning signal alerting to water leaks as soon as they happen. These devices simply need to be placed near your hot water tank to help protect against unseen water damage.
 - If you have a floor drain nearby, install a drain pan underneath the tank. A hose from the drain pan to the floor drain will drain water if the tank leaks and prevent the leak from damaging your unit and other units.
- Water Sensors — Consider using water sensors which can be placed by any potential leak source (i.e., under a sink, near a refrigerator with an ice maker, hot water tank, dishwasher, toilet and will emit a warning signal alerting to water leaks as soon as they happen.
- Water Alarms — If you have a monitored alarm system, discuss options available that can be used to detect water issues with your alarm provider.
- When running water into your sink or bathtub, do not leave unattended.
- To help prevent claims classified as sewer back up — do not dispose of grease/oil or the like down any drains or toilet. The Corporation should engage in routine inspections and/or flushing of common drain lines. Should a Unit Owner see that their sink is not draining properly or toilet is leaking, it is imperative that the Corporation or Property Manager be advised immediately.



In case of an emergency, make sure you are aware of where your main water shut off valve is located.

REMEMBER—SHOULD YOU SEE A WATER LEAK OF ANY KIND, CONTACT YOUR CORPORATION OR PROPERTY MANAGER IMMEDIATELY

FOR ANY PLUMBING REPAIR OR REPLACEMENT USE A QUALIFIED PLUMBING CONTRACTOR. Request confirmation of liability insurance.

