

To Board of Directors and Unit Owners:

A Word about Water Damage and Prevention

Water damage is every condo board's least-favorite surprise.

WATER DAMAGE — what really happens and how to stay ahead of it.

From burst pipes to slow leaks, these are the simple steps that prevent a small issue from turning into a major cleanup. The biggest one?

Shutting off the water—fast. It sounds obvious, but it's the step most often missed in real-world claims.

The power of having a clear plan (and a calm head) when things go sideways. And because prevention will result in savings, these are the

easy-to-forget maintenance items—like toilet valves, shut-off handles, and common-area plumbing—that save communities from those “oh

no...” moments. A few smart habits now can save your association major headaches (and major bills) later.

Habits to Save Money on Plumbing Disasters

To save money on plumbing disasters, homeowners should adopt a proactive approach to their plumbing maintenance. Here are some key

habits to consider:

- **Regular Inspections:** Schedule annual or bi-annual professional plumbing inspections to catch issues early.
- **Monitor for Hidden Leaks:** Be vigilant for signs of leaks and address them promptly to prevent costly repairs.
- **Use Proper Drainage:** Avoid pouring grease, oil, or food scraps down the drain, as they can cause clogs and lead to more expensive repairs.
- **Install Drain Screens:** Use drain screens to catch hair and other debris that can cause clogs.
- **Use Your Garbage Disposal Sparingly:** Only use the garbage disposal for its intended purpose and avoid using it for non-food items.
- **Flush Only Toilet Paper:** Only flush toilet paper and human waste to prevent blockages and clogs.

- **Know Your Water Shut-Off Valve:** Locate and know how to turn off your water supply in case of emergencies.

- **Use Your Toilet for Its Intended Purpose:** Avoid using the toilet as a trash can, as it can cause serious plumbing problems.

By following these habits, homeowners can prevent plumbing disasters, save money, and maintain a safe and efficient plumbing system