

HELP! I HAVE A LEAK !!

WHAT TO DO IN THE EVENT OF A LEAK

LEAK-OR

Unit at the source of the leak

LEAK-EE

Unit(s) affected by the leak



I HAVE A LEAK!

Common leaks: Pin-hole leaks in copper pipes, rotting seals around tub drains, decaying grout around tile, worn-out fittings, hot-water heaters, galvanized drain lines failing

SHUT OFF THE WATER

Know where the shut-off valve is to your Unit. If the leak stops, the source is from a pipe servicing your Unit. If the leak continues, contact the surrounding Units above, behind and beside your Unit.

DETERMINE THE CAUSE

Is the source of the leak from a pipe servicing only your Unit or a main line servicing many Units? Contact a licensed and bonded plumber to source the cause of the leak.

PIPE SERVICING YOUR UNIT

Owner is responsible for repairs and expenses

MAIN LINE

Association is responsible for repairs

INSURANCE CONSIDERATIONS

All Owners are required by our governing documents to carry a personal (HO-6) insurance policy

CASUALTY EVENT

EXAMPLE: Pipe Burst

Considered an insurable event

MAINTENANCE ISSUE

EXAMPLE: Gradual grout leak

Normally, not an insurable event

DRYWALL

The Association is responsible for all drywall repairs since it is considered part of original construction.

HOWEVER: BE ADVISED!

See note regarding Owner Negligence

ASSOCIATION



Contact the Association Office for assistance in contacting the surrounding Units.

Contact the Association Office to arrange for repairs.

OWNER NEGLIGENCE

If a leak is not reported in a timely manner, or if repairs were not made in a timely manner, or if a Unit Owner was negligent in causing the water damage, the Owner will be assessed for drywall and other expenses.

