

Water Damage To Your Unit

Hello Owners,

As you know the HOA has recently been is gathering information about hot water heaters in your units. Aging and faulty heaters has been a leading cause of water damage to units in our complex over the past few years. Water heaters are not the only source of water damage however.

We have five sources of potential water damage in each unit.

- 1. Water heaters and valves**
- 2. Master bath water hoses and valves**
- 3. Guest bath water hoses and valves**
- 4. Washing machine water lines and valves**
- 5. Kitchen sink, dishwasher, and ice machine lines and valves**

The Board encourages you to frequently check these lines and valves, and to install metal lines wherever possible. Prevention of a leak is the best possible outcome.

The second best outcome is the early detection of a leak before it creates a flood that ruins your floors and walls, and rains down on your neighbors. One item that will help is a small, portable, battery operated, leak detector placed at each location. **Detectors can be purchased from Amazon and other places for under \$10 each. This is a good deterrent and may prevent the need for filing an expensive insurance claim.**



Govee Water Leak Detectors 5 Pack, 100dB Adjustable Audio Alarm Sensor, Sensitive Leak and Drip Alert, for Kitchen

Bathroom Basement (Battery Included) \$49.99

- Dripping and Leaking Alarm: Besides 2 groups of backwater detector sensor probes, each detector also has 1 group of front probes for pipe dripping.(Note: Only paired with the gateway of the water detector, cannot be paired with the gateway of the hygrometer.)
- Wireless and Easy to Use: No wire or setup required, the mini size allows you to put it on any place where the water leak may be happening.
- Adjustable Alarm Audio: Each water leak detector features an 0-100 dB adjustable alarm audio. Loud enough to be heard even if leak happens in basement, press the button to mute the sound when you find the leaking place.
- Low Battery Alert: The water sensor alarm will beep and flash a red light when a battery is low, or press the button on it to test the battery level.
- IP66 Waterproof: The completely sealed waterproof design allows for extended use in high moisture areas.