

Fairways at Par Two  
4140 27<sup>th</sup> Court S W  
Naples, Florida 34116

TO: Par Two Owners

From: Par Two Board of Directors

Date: January 17, 2014

### HOW DO I PREVENT WATER LEAKS IN MY PAR TWO UNIT?

The plastic pipes & fitting are now 30+ years of age it is likely that a leak may occur. How do I minimize the leak if I should have one?

- ✓ When you enter your unit after a long period of absence, **first open a faucet** and then very **slowly** turn on your **main water ball valve** very slowly to minimize sudden line pressure!
- ✓ If you will be away from your unit for **24 hours** or more **turn off your water main!** Our current documents state 72 hours. Imagine a small leak for almost 3 days!
- ✓ Inspect your water heater for rust near the bottom of the tank. If rusted you are on borrowed time.  
Replace your water heater every 8 to 10 years.
- ✓ The Dishwasher is another device that can leak. The rule of thumb is that replacement should be 14 years or less.
- ✓ The Washer hoses should be the stainless steel reinforced for maximum protection from leaks!
- ✓ Install hammer arrestors on your washers cold & hot water lines first and then to the hose!
- ✓ Your garbage disposal before you leave for the season pour a ½ cup of olive oil into it and run it for a minute. Run hot water & dishwasher detergent through it when you arrive back for the season. Replacement is recommended every 8 years.

If you still have the 30 + year old original toilets it is time to replace them as the bees wax seal that joins the toilet bowl to the flange attached to the concrete floor & Soil pipe which creates a water tight seal is most likely deteriorating which means it might already be leaking.

The shower drain seals in some units have already failed causing leaks to the ceiling in the unit below. All owners might consider having the shower seal Checked.

Be extremely careful while running water into sinks that you **DO NOT** get distracted and the water over flows and a major flood results.

We all have to be vigilant about what can cause leaks by following the recommendations above. This will not stop every leak but it might limit the damage as our leak can affect other unit not only causing additional damage & cost but also possibly a great deal of frustration.

Remember your insurance covers losses in your unit but all policy have a deductible. Florida Insurance is no fault so a leak in a second floor unit that affects a first floor unit or the unit next door is important to understand. If you fail to repair something and a leak is the result you could be found negligent & therefore at fault.