

## THE MOST EXPENSIVE DAMAGE INCURRED AT THE PACIFIC TOWER IS WATER DAMAGE

### Prevent water damage:

- When you leave your Unit for a weekend or longer, shut off your main water valve. You will find the valve near the ceiling above your hot water heater. There are usually two valves with red handles, the top one shuts off all water to your Unit and the bottom valve only shuts off water going to your hot water tank.
  - If you will be away from home for weeks or months at a time, shut off all water to your Unit and flip the circuit breaker to your hot water heater to save electricity and extend the life of the hot water heater elements.
- Check for leaky faucets and leaking toilets and repair slow drips, faulty seals and minor leaks before a complete failure results in major water damage.
- Purchase inexpensive water leak detectors and place them in specific areas where water might leak such as behind your refrigerator, under the sinks in your kitchen and bathrooms, under toilet tanks, and in your laundry room by the washer and hot water heater. The leak detectors can be remotely connected to your smart phone to alert you 24/7 or battery operated to sound an alarm to alert you when they detect a water leak. You can find inexpensive water leak detectors on Amazon.com or in home improvement stores. Prices vary depending on the type and quality of alarm you wish to purchase. **A water leak detection system is the most cost effective preventive measure and quickest way to alert you to a water leak before major damage results from an undetected leak.**
- Judicious garbage disposal use. Yes, each unit has a garbage disposal, but putting leftover cooked food, raw vegetable waste or grease down that kitchen drain is a major cause of clogged pipes and resulting sewer water backup in our building. Collect food waste in disposable containers, wrap in paper or plastic bags, chill or freeze to solidify liquids, and dispose in the trash. Protect yourselves and others by simply disposing of large amounts of leftovers and raw food waste in the trash.
- Your HVAC or AC unit is another concern. In normal use the drain in the HVAC system becomes clogged causing the water to overflow and run down the outside wall or inside wall damaging the Common Elements and the Units below you. Owners are responsible for regular HVAC service (every 2-3 years) to prevent this inevitable water damage. Ensure the service technician is instructed to clean out the P-Trap below your HVAC cabinet to allow the condensation to drain properly and follow up to ensure the service is done.