



## **STEPS TO MINIMIZING COSTLY WATER DAMAGE**

**Did you know that burst water pipes and hoses are the primary reason for major losses in community associations? Please follow the steps below to help prevent water damage in your Unit and community.**

- **Replace all rubber washing machine, dishwasher, and other hoses with the steel braided type.** These normally cost \$20 for a pair at most hardware stores and are easily installed. Don't forget to turn off the water supply before replacing your hoses, and leave enough space behind your washing machine so that the hose does not crimp. And never run appliances unless you're home!
- **Check all water hoses and hose connections at least annually.** Replace any hoses that show fraying or bulging.
- **Always keep your Unit heated at 62 degrees or more and insulate any pipes that may be exposed to cold.**
- **If you are going on vacation, turn off your main water valve and drain all water lines by turning on every faucet until they stop running.** At a minimum, during times of freezing temperatures, allow faucets to flow at a slow drip to help prevent burst pipes while you're away.
- **Know where your water shutoffs are and learn how to shut off your water valve.** If a water pipe bursts in the middle of the night, it's not a good time to figure out how to shut off your water for the first time!
- **Be sure to have drip pans around your HVAC unit to collect condensation and spill pans beneath your washing machine.**
- **Consider installing leak alarms or automatic shutoff equipment around appliances, toilets, and faucets.** These can be found at most hardware stores.

Water damage claims can be a huge headache for you and your neighbors—not to mention the cost of deductibles and increased insurance rates. By following these easy steps, you will greatly minimize the risk of water damage.