

# PREVENTING WATER DAMAGES

Water damages are the principal source of damages in condominiums. Aging equipment, negligence, lack of knowledge of basic prevention principles or simple bad luck, regardless of the cause of the water damage, the consequences can be important and be very costly for the co-owners and residents, for the Syndicate and for the insurance companies. In fact, insurance companies are increasingly demanding with respect to prevention, and insurance premiums and deductibles are continually increasing.

Here are some **practical recommendations to prevent water damages** :

- ▶ Be aware of the location of the faucets and valves in the cupboards, as well as of the location of the main valves for your condo unit.
- ▶ As soon as you notice a water leak, even the smallest one, coming from your pipes or your drains, do not delay in having them fixed by a certified plumber.
- ▶ The hot water hoses (washer and dishwasher) should be made of hot water resistant rubber and encased in a flexible metal mesh.
- ▶ The hoses and couplings to the washer and the dishwasher must be replaced at least every five (5) to (6) years and should be inspected every year.
- ▶ It is recommended to close the faucets for the washer after each wash and to ensure that the faucets are functional
- ▶ **If you leave your condo for many days**, shut down the main water valve located in the wall between the bathroom and the main bedroom (and the 2<sup>nd</sup> valve located under the kitchen sink for the corner units;
- ▶ **If you will be absent for more than one month, you must close the main valve(s) and advise your insurance company and the Syndicate.** This may impact the reimbursement of costs from water damages. **You must also inform the Administration and complete the absence form** so that we may have all the necessary information in the event of an unforeseen event in your absence.
- ▶ Install battery powered water detecting systems. It would be good to have them in the kitchen, near the washer and dish-washer, and in the bathroom(s).
- ▶ If despite following all these recommendations there is an important water leak, **call to 514-744-1409 immediately and close all the main valves** in your condo.