



3873 South Banana River Blvd., No. 5000
Cocoa Beach, FL 32931

Date: April, 2019
To: All Sunset Harbor Owners
From: Sunset Harbor Board of Directors
Subject: **PLUMBING MAINTENANCE**

Recently several units have experienced leaks and/or floods. This resulted in damage claims against our insurance and against individual unit owners. Leaks and/or floods were a result of aging plumbing parts and equipment.

Water problems impact not only the unit experiencing the flood or leak but also surrounding units. Consequently, the Board of Directors feel that they have a responsibility to make owners aware of reasonable routine maintenance that will potentially avoid water damage caused by plumbing issues.

Please review the following recommendations and take the appropriate action necessary to correct any deficiencies.

CHECK THE FOLLOWING ITEMS FOR COMPLIANCE:

- Washing Machine Hoses: Steel reinforced
- Washing Machine Shut Off Valves: Corrosion free, leak free and operable
- Water Heater: Under 10 years old (replace if older than 10 years)
- Water Main Shut Off Valves: Lever type and be corrosion free and operable
- Toilet Shut Off Valves: Corrosion free and operable
- Toilet Fill Valves: Modernized (not the "ball or rod" type) and operable
- Toilet Tank Bolts: Corrosion free and firmly attached
- Toilet Tank Drain Flapper: Seated properly and not leaking water
- Air Conditioner Drain Lines: Clog, corrosion and leak free
- Plumbing under Sinks: Leak free
- Caulking around Tub Drains: Crack and rust free
- Water Lines to Dishwasher: Leak free
- Water line to Water Filters: Leak free
- Water line to Refrigerator: Leak free

Please help us to protect YOUR unit as well as your neighbor's unit by promptly checking the above items and taking corrective action where required. It is imperative that each owner take steps to correct any unit maintenance issues to AVOID LIABILITY for leaks into other units.