

October 18, 2018

To Sandpiper Owners,

There have recently been several instances of water leaks in units. These leaks have led to damage to both the unit with the leak and adjacent units – all of which have required repairs in all impacted units. Leaks have come from cracked or corroded water lines but can also come from other fixtures that have a water supply, ie toilets, sinks, tubs, showers, refrigerators, washers, water heaters and AC lines.

The Board is strongly suggesting that each Owner periodically inspect these water-supplied components in their unit to determine if there are any leak issues requiring repair. The Board considered hiring a professional inspection company to conduct an initial inspection of each unit, but the cost was excessive, and we realized that some or all Owners would prefer to do it on their own at no cost. One of our Board members recently performed his own inspection that took 10 minutes. Attached is a short checklist of what he inspected, which you may find useful for your own inspection.

If you have not performed this inspection recently, we suggest you do so as quickly as you can, and consider doing it at least annually after that. Finding an issue and repairing before an incident occurs will be much less costly than fixing a problem after it happens.

If you'd prefer to have a professional firm perform the inspection, the office has some options, but would require payment of an inspection fee. The office can also help with repair company recommendations should any issue be found. Of course, Owners are free to select any company of their choice.

Thanks for your attention to this request.

Sandpiper Board of Directors

### **Checklist for water leak inspection:**

- Turn on water in all sinks to check hot and cold water pipes and drain pipes; make sure there is no moisture under sinks.
- Turn on water in all showers and bathtubs, to make sure no water is leaking.
- Flush toilets; check for any leaks around base of toilets including behind toilets.
- Check for water around water heater and related water lines.
- Check for water around air handler in same closet, including A/C condensation pipe.
- Check for water in laundry room--both in front of and behind machines.
- Check around refrigerator (including behind frig where ice maker line runs) and dishwasher.