

VERANDA VII

SHUTDOWN GUIDELINES FOR OWNERS AND CONDO CHECKERS

(ANYTIME YOU VACATE THE UNIT FOR OVER 1 WEEK)

- Water damage is the main source of issues that require good understanding of how to protect yourself and your downstairs neighbor if you are on the second floor.
- Hot Water tanks should be turned off when vacating the premises for greater than a one week period. Also, close valves to both the input and output sides of the tank.
- Your hot water tank should have an overflow basin with an outlet connected to a drain. If you do not, it is highly recommended you have one installed. Test the drain prior to your departure by pouring a small amount of water into the basin to ensure it works properly. This will protect you and especially your lower unit neighbor of the hot water tank ever does develop a leak.
- How old is your hot water tank? The main board of Heritage Oaks has suggested that second floor units have their water tanks changed out every 8 – 10 years.
- Your outside main water valve should be closed when vacating the premises for over one week. Second floor units should have a secondary valve as well inside their unit. Do not plug your sinks to avoid insect issues with a dry trap over the vacated period. There have been issues where a tap is left open, the main valve is off at the time and by accident the main valve gets turned on with these plugs still in place.
- Condo checker frequency recommended every two weeks.
- Your A/C or humidifier units also need to be checked to ensure the condensate drains are not plugged during your absence. You can pour bleach or white vinegar down the drain every couple of weeks (approx. 2 cups) to keep it clear from insects and spider webs. Your condo checker should do this on every visit. There are also float switches for the condensate line that can be installed in your units that will turn off the A/C when it senses a water issue with the drain itself. A strongly recommended idea for the second floor units as the damage caused by this defect will impact the lower neighbor with water damage.
- Set your A/C at 78F degrees on hold to keep from developing mold problems from high humidity. Your condo checker should ensure the system is functioning properly as well.
- These systems should be mandatory checks by your condo checker. Mandatory regular checks of these items will go a long way to avoid issues upon your return. Insurance claims take time and effort that you did not plan on when you come to enjoy other things.
- If you do feel it necessary, you can have the condo checkers turn on the main water and run the taps and flush the toilets to keep the drain traps with water. (We do not recommend this practice as we have had no reported issues from dry traps or causing any other problems). They must then turn off the main water upon their departure.
- Also turn off the water valve to your refrigerator that supplies the fresh water and icemaker.
- Have your condo checkers send you an email after their visit and validate what they did to protect you and your neighbor. We certainly pay them enough, so that should not be a problem.
- There may be some more good practices out there worth sharing to our association. Feel free to drop a note to Sunstate or get in touch with the board members so we can add good ideas.