

Plumbing: Protocol and Procedures

Who is responsible for the leak in my unit?

Blockage:

1. If the blockage is in the common stack pipe, the Association pays for the repair of the pipe.
2. If the blockage is in the pipe that only services your unit (limited common elements), the unit owner's insurance covers the repair.

How Do You Determine Where the Blockage Is?

1. If the water in your sink / bathroom receives backup when the water is run from the unit above you, then the blockage is in the common element pipe.
2. The opposite is true if the unit above runs the water and your unit does not receive backup, then the blockage is from limited common element piping only servicing your unit.

Water Damage from Unit Above:

1. If the leak is caused by neglect on the part of the owner above your unit, that owner's insurance covers all damages.
2. If the leak is caused by pure mishap, each unit owner involved would submit a claim to their own insurance company.

Who is responsible for fixing my wall?

According to Florida Statute, the Association will repair the common pipe and replace the damaged drywall. The unit owner is responsible for drywall compound and paint. All must use a licensed and insured contractor.

What is the protocol when water is found in the unit of an absentee owner?

Once the Association has been notified of water within a unit, it will mitigate to prevent any further damage. The governing documents authorize the Association to call in remediation companies to dry the area. The unit owner's insurance will cover these expenses.

RENOVATING YOUR UNIT?

If you plan on renovating your unit, the Association uses this opportunity to replace the cast iron piping within the walls. Please coordinate with the manager to get this accomplished.