

Leak Committee Report: (Jim Andrews, Roger Johnson, Tom Chisholm, Mark Farrell)

The focus of this committee is to make recommendations to the Board and owners about how to best handle the incidents water damage in units and adjacent units. Here are three scenarios for consideration:

1. The leak is associated with roof or siding (envelope) faults that occur due to storm or Association maintenance issues. And I think the drain system within the walls falls into this category. [We are agreed that these are the responsibility of the Association.](#)
2. The leak is associated with an observable unit element (sink, ice maker, hot water heater etc.). We give regular guidance to owners about monitoring these features and believe that they are the responsibility of the offending unit including consequential damages to adjacent units. Protection against costs can be assumed by the offending unit or mitigated through insurance. [We are agreed that these are an owner responsibility.](#)
3. The leak is associated with a unit element (tub or shower pan) that is not readily observable. This is more complicated but has become more common with each passing year. The PV building is about 50 years old and many aspects as we are aware have reached the end of their useful life. Many water systems use a 25-year lifespan while some systems can still function at 50 years, but I am unaware of anyone predicting good service beyond that threshold. Some owners have upgraded their units while others probably still have legacy tubs and showers. The connection between the building service lines (water or sewer) and tub overflow outlets appears to be primary failure points. [I believe at this time that owners need to be aware that they are responsible for leaks that damage other units due to defective elements up to and including the connection to the building service lines \(water and sewer\). I understand that the cost of insuring against such consequential damages is not large. This is the approach that the other associations have adopted.](#)

Please review and advise your thoughts on the above and recommendations for this committee. Thanks,

Jim Andrews
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