

Preventative Plumbing Maintenance Policy, September 15, 2015

In an effort to provide preventative plumbing maintenance, the Board of directors voted to adopt the following Preventative Plumbing Maintenance policy.

DRAIN CLEANING:

Cheesman Tower West asks owners with bathroom and kitchen drains that are draining slowly to contact the office for maintenance. This will allow CTW to review and resolve drainage problems, and to provide professional, on-site drain cleaning services as needed, at no cost to the owners. Owners who independently enlist plumbing/drain cleaning services in their unit are responsible for these costs.

PLUMBING REPAIRS:

Plumbing expenses serving **the individual unit (up to the interior dry wall)** beyond the costs of regular drain cleaning will be at the expense of the unit owner. Dry wall cutting/removal and replacement and plumbing **from the wall into the building** and shared plumbing will be the responsibility of CTW. Finishes to the drywall surface above and beyond standard paint finish are the responsibility of the unit owner.

All plumbing replacements, upgrades and maintenance needs **inside the walls of a unit** are the responsibility of each unit owner. These include but are not limited to: sealing of drains, caulking of showers, bathtubs, sinks and toilets, toilet valves and flaps, p-traps and piping directly under the sinks, drain connections to dish washers, water connections to the filter/refrigerators, and in skink/garbage disposals.

As always, common plumbing maintenance through the common areas of the building (laundry rooms, common bathrooms, party room kitchen, guestroom, boiler, chiller, and pool plumbing systems), jetting the main lines throughout the building, replacement of cast iron main lines as needed, and the installation of clean outs are the responsibility of CTW. CTW reserves the right to review and restrict its offer of free drain cleaning services if it finds the cause of a drainage problem is due to owner negligence outside the normal and customary use of the drain system.

What does this mean for you?

- Got slows drains?
- Call the office. Tell us the problem.
- If we cannot fix the clogged drain, we will get professionals who can.