

Appliances and plumbing fixtures

4. Appliances and plumbing fixtures – All appliances and fixtures require regular attention to insure reliable operation and prevent possible damage to yours and your neighbors unit. It is important to check all connecting water hoses for signs of leakage (toilets, sinks and clothes and dishwashers)
 - a. Dish washer - Change out rubber hoses to stainless braided. Rubber hoses are subject to deterioration and brittleness which increases the potential of a water leakage.
 - b. Inspect dish washer door gaskets for leakage and replace as necessary
 - c. Clothes washer – Change out rubber hoses to stainless braided. Rubber hoses are subject to deterioration and brittleness which increases the potential of water leakage. Note: It is important of ensure that the door lock indication light come on when in use. Failure of the door lock will expose unit to overflow into your home.
 - d. Toilets - With the aging of some fixtures in our buildings tenants will inevitably experience leaking toilet flapper valves. This condition can be a significant cost to our community's monthly water bill. We have noted steps in order to detect this condition. Simply, by placing a vegetable die tablet in the tank of a toilet and in just less than 15 minute you will see the die coloration in you toilet bowl if the flapper valve is leaking. [See this link for assistance in detection and installation of new valve if required.](#)

- e. Clothes Dryer – Disconnect exhaust duct and vacuum clean duct at least annually and clean lint filter inside dryer with each usage. Dryer lint is flammable and blocks adequate air flow causing excessive heat build-up which impacts the performance of the appliance and can potentially cause a fire.
- f. Stove exhaust hood – To ensure better performance, clean grease from stove exhaust hood and exhaust hood filters.