

WATER DAMAGE INSURANCE CLAIMS

The Master Association Insurance Committee is asking for your help as residents to reduce the frequency and severity of water damage insurance claims

In the policy year 10-1- 2016 to 10-1- 2017 89% of all claims paid under Village insurance policies were for water damage.

Our insurance Broker suggests the following four primary and simple steps homeowners can take:

Water damage is the number one cause of property damage for residential community associations. Typically, large water damage claims occur when no one is home and in many cases these claims could have been avoided. There are four primary and simple steps that every homeowner can take:

1. Know where the main water shutoff valve to your home is located and make sure access to the valve is clear. If you have a water leak in your home at a sink or toilet for example, you should shut the water off with the valve for that sink or toilet. If that does not work, you should shut the water off to your home by turning off the main water valve.
2. Regularly inspect and if necessary replace your hot water heater. When a hot water heater fails it can leak causing property damage. Often times the failure is a slow process. Through regular inspections of your hot water heater you may notice water and moisture around the tank if the tank is beginning to fail. As a general rule of thumb, a tank type hot water heater will last, on average 8 to 12 years. The tag on the hot water heater should indicate its age. If your hot water heater is 10 or more years old, it is recommended that it be replaced. Other steps that can be taken, include: making sure there is a catch pan with a drain connected to a waste line, sump pump or other means of channeling water out of the building if the hot water heater leaks.
3. Washer Hoses and Water Valves for Washing Machines. Make sure that the hot and cold water washing machine hoses are made of a durable steel braided material. If the washer hoses in your home are rubber hoses without any steel braiding around the hose, you should have the hoses replaced immediately. In addition, it is recommended that a water shutoff valve for your washing machine be installed if you do not have one. This valve should be turned off when the washing machine is not in use.
4. Winterizing your home. If you are traveling or leaving your home for an extended period of time, especially in the winter, you should winterize your home. This includes turning off the main water line to your home by closing the main water valve and opening the valves to your sinks to allow them to drain. It is also extremely important to make sure that you maintain the heat in your home. You can turn the heat down **but you should not turn the heat off.** When you return home and turn the water back on, inspect your home to make sure you do not see any water leaks that may have resulted from a pipe that froze and cracked over the winter.

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