

Date: **November 28, 2023**

To: Steeplechase Residents

From: Steeplechase Building & Maintenance Committee

Subject: Maintenance of High Risk Items

Here are some common-sense things you can do in your condo for the safety and peace of mind of yourself and your neighbors.

1. Make sure your **dryer vent** is connected with flexible metal pipe and is cleaned out at least one time each year to prevent fires.
2. Install ball **shut-off valves** for your washer, dishwasher, sinks and toilets to prevent leaks and water damage.
3. Replace the **tank-to-bowl gaskets** on two-piece toilets, if you have them, to prevent leaks and water damage. Install metal connectors (instead of plastic) on the toilet water line hose.
4. Test your **smoke alarms** regularly, replace the batteries annually, and replace the entire alarms when they are more than 10 years old. Consider a smoke alarm with a 10-year battery that eliminates the need for annual battery replacement, such as the Kidde i12010S. For help with this contact Building & Maintenance Committee Member.
5. Inspect your roll-down **hurricane shutter** boxes and crank-holes (if you have them) at least one time each year to make sure they are water-tight.

In addition, to prevent leaks and water damage, the June 22, 2012 Amendment to the Steeplechase Declaration of Condominium requires unit owners to do the following:

6. Have your **air conditioner** inspected at least one time each year or you will be responsible to pay for all damages if it leaks.
7. Install steel-lined **hoses** for your washer, dishwasher, sinks and toilets or you will be responsible to pay for all damages if they leak.
8. Replace your **water heater** when it is 10 years old or you will be responsible to pay for all damages if it leaks.
9. Replace your **dishwasher** when it is 14 years old or you will be responsible to pay for all damages if it leaks.

If you are unable to do these things yourself, or you would like a voluntary independent inspection to find out if you may need to do them now, please talk with any Building &

Maintenance Committee member. **Names are posted on the Steeplechase Bulletin Board.**

On the next page is a handy log form for you to print and keep in your unit.