

**A \$29.00 PAIR OF WASHING MACHINE HOSES
OR
A \$13,950 WATER DAMAGE CLAIM – YOU CAN MAKE THE CHOICE!**

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Water is the biggest cause of property damage for community associations. One of the most common kinds of water damage comes from burst washing machine hoses. Most washing machine hoses installed during the construction of community associations have a national average of 5 years from installation, but in Las Vegas the life expectancy is more in the 2 through 3 year range.

One of the simplest and most cost effective ways to minimize these damage claims is by installing burst resistant washing machine hoses. These hoses only take a few minutes to install and *even I can do it*.

This life expectancy doesn't only apply to multi-unit housing, but extends to all homes in Southern Nevada as our water is so extremely caustic. (Weird that we drink this stuff.)

If your home, whether condo, town home, single family home, duplex or patio home, is more than a few years old and you have not established a program to regularly replace these hoses, PLEASE consider getting this done. Setting up a calendar for regular replacement will save you so much grief in the long run that it will more than pay for the regular changes. No one wants to have their ceiling flooded from the upstairs unit and no one wants to have laundry water flooding their carpeting in the home. This does not even take into consideration the damp walls and floor materials that can breed mold and fungus.

Water heaters face the same issue and unless you have installed a leak detecting unit that turns off the water heater when water is detected, a flood is just waiting around the corner. I was fortunate to catch my water heater just starting to leak eliminating a huge flood in my garage. I now have a pan under the heater and a water detector sitting in the pan.

Remember that every unit in a community association was constructed at about the same time with appliances and hoses reaching the end of their useful life in every unit at about the same time.

Replacing water heaters and washing machines hoses in every unit at the same time can save your association money in material and installation costs. It can also help prevent catastrophic loss and frequent incidents when these items begin to fail community wide.

DON'T FORGET THE DISH WASHER HOSE AS WELL. BIG MISTAKE!