

Risk Management Recommendations:

1. When leaving your unit for an extended period of time, homeowners need to make sure that they keep the air conditioning set on at a certain level to dehumidify the environment within the unit.
2. They need to shut off their water supply to the unit when they are not there for a period of time. They **need to have someone checking** on their unit every so often to make sure everything is OK. They need to check or replace the hoses on the washing machine. They need to repair any plumbing appliances as soon as possible. **A/C drain lines should be checked and cleaned also.**
3. How old is your water heater? If it is over 10 years old with the hard Florida water, you may need a new one. The new plumbing codes require overflow pans and in some communities, water escape alarms.
4. Finally, **owners need to have someone checking on the unit at least every two weeks** to make sure everything is OK. There are some homeowners policies that have 14 day clauses that could limit damage to the unit caused by water escape. Check with your agent.