

RIVIERA STRATA Maintenance Review

TOILET, SINK, WASHING MACHINE & DISHWASHER WATER SUPPLY LINES

Due to a recent water supply line failures that have flooded numerous suites and kept the owners out of their homes for months, we are recommending that owners check the various water supply lines in their suite. There are several types commonly in use, and we will review them here.

Defect warning: If you have installed a **Rona toilet**, and used the supplied braided stainless steel water supply line, be advised that those particular lines shouldn't be used. Buy and use a brand name one instead.

Braided Stainless Steel - This type of supply line is commonly used in all applications.



Pros: Simple to install, inexpensive, reasonable lifespan if good quality.

Cons: Poor quality lines are hard to distinguish from good ones, don't buy cheap.

The braiding is susceptible to chlorine damage over time from tiny unnoticeable fitting leaks or household cleaners. The braiding is used to stop the internal rubber hose from bursting.

Recommendation: Inspect regularly, replace after ten years even if they appear good, as they are constantly under pressure.

Plastic - Usually gray or white



Pros: The white ones have good lifespan if properly installed and not disturbed day to day. Inexpensive.

Cons: Easily damaged around fittings, can suddenly fail if kinked or cracked or moved roughly. The gray ones should be replaced as soon as possible.

Recommendation: Inspect regularly, replace if in any way damaged or leaking. If you have any original ones it's time for replacement now.

Chromed copper or brass – Less common



Pros: Best solution, fifty year lifespan if properly installed. Sudden failure is rare, usually a minor leak will develop first. Used for sinks and toilets.

Cons: Need to be fitted by plumber, more expensive.

Recommendation: If you have any of these, occasionally check for leaks.

The purpose of this review is to inform owners of potential flood hazards that usually go unnoticed until it is too late. While the recommendations appear to call for replacement of good working plumbing components, replacing them prior to failure is the best solution, as the consequences of flooding are severe. **The numerous floods from these are a real problem for our Strata Insurance.**

This isn't an *'If it ain't broke don't fix it'* issue, please replace them before they leak!

Replacing any of these lines does not require sealants or Teflon tape. Do not overtighten.

If in doubt please contact a plumber.

Thank you. Your Strata Council.