

Island Point Inc. No 1, A Condominium

Plumbing Leak Procedure:

Common Area – Association Responsibility (Stack discharge lines, Stack water supply lines)

1. Notify T. C. Sayles, at Ameritech Property Management 727 726-8000 X273 and explain your situation, it is recommended you follow up with an email to: tcsayles@ameritech.com with the same details.
2. Please call the building plumber; Service One at 727 944-4111. This plumber is familiar with our building thus minimizing any extra damages or cost to correct the situation.
3. When the problem is corrected, please call Management to let T. C. know what transpired.
4. If the drywall needs to be replaced due to a water leak, the Association is responsible for installing the drywall. However, the unit owner is responsible for wall covering such as texture, paint wallpaper, etc.

Unit Owner Area and Responsibility

All leaks within a unit related to non-common area (toilets, shower pans, hot water heaters, sink, tub and shower drains, faucets, appliances, condensation, and any other item contained within the unit)

1. Notify T. C. Sayles at Ameritech Property_Management 727 726-8000 273 and explain the situation, it is recommended you follow up with an email to tcsayles@ameritech.com with these same details.
 - a. **IMPORTANT:** If another unit's leak has caused your water intrusion is it especially important to involve T. C. at Ameritech as soon as possible.
 - b. Additionally, unit owners should make every effort to notify any other unit owners who may be affected by this leak so that they may mitigate damages to their units.
2. Contact your plumber as soon as possible. (We recommend Service One at the above number, however it is the unit owner's decision bearing in mind that the Condo Rules and Regulations require all plumbing work to be performed by a Florida licensed and insured plumber).
 - a. It is not appropriate for the Association Board to contact, schedule or manage your unit's issues related to a leak.
3. When the problem is corrected please contact Management to let T. C. know what transpired. (Email contact is recommended. tcsayles@ameritech.com)
4. For more info, checkout: [15 Things to Never Put Down a Drain](#)