



5/17/13

## Toilet Leaks

The Board and Management would like to bring to the attention of residents the recent influx of calls regarding toilet leaks, many of which have caused damage to units below and to the parking garage.

We are learning that these leaks are primarily due to the neoprene gaskets that are used to seal the base of the commode. In the majority of cases, these are the original gaskets which were installed in the 1980s.

These original toilet gaskets are now starting to go bad at a noticeable occurrence and the damages from using wax gaskets as well as time worn gaskets is quite evident.

NEVER USE A STANDARD WAX RING only a NEOPRENE GASKET which must be purchased from a plumbing house (not available at Lowes or Home Depot). NEOPRENE GASKETS must be used for back flow toilets which all our units have. Wax rings are just not suitable and will leak.

We suggest that as a proactive measure, owners/residents may want to call in a plumber to replace the old gasket with a neoprene one before the old one wears out. Better to be out a few \$\$ now than to have to deal with flood damages down the road.

Thank you for your cooperation.