

Waterline leaks

Supply line leaks near water meters have been occurring more frequently of late. To date, the principle cause has been failure of the supply valves located near the water meters. These are valves originally installed during construction. They are of an inferior manufacture and have begun to deteriorate.

Another potential cause may be the masses of tree roots that envelop the water lines near meters. On excavating to determine location of a leak, plumbers are often required to cut and remove these roots before a repair can be performed. It's almost counterintuitive to suggest that the embrace of those roots is not the cause of the leaks. However, evidence indicates that three out of four of the last leaks at Bridlewood have been the result of faulty supply valves, not root activity.

The only way to determine the cause is to excavate, remove the roots and examine the water line including the supply valve. Usually it is a small leak and can be difficult to visualize. This needs to be done by a qualified plumber. This is important to establish responsibility for the repair costs. If the cause is the failed valve, the costs fall to the homeowner. Should the leaks result from root activity, the costs will be the burden of the HOA.

To ascertain the cause, the HOA has established the following protocol:

1. On discovering a leak, the homeowner contacts the City of Tumwater's Utilities Department (360-754-4150) and Morris Management (425-283-5858).
2. The Utilities' technician will establish if the leak is on the street side or the resident's side of the water meter.
3. If the leak is on the City side, they will repair it. If the leak is on the resident side, the resident must call a plumber.
4. A representative of the HOA should be present as the plumber excavates to locate the exact source of the leak.
5. The HOA representative will photograph the leak. From this evidence, the HOA or the homeowner will be found responsible for cost of repairs.

Should the homeowner not follow the above protocol, they will be responsible for all costs.