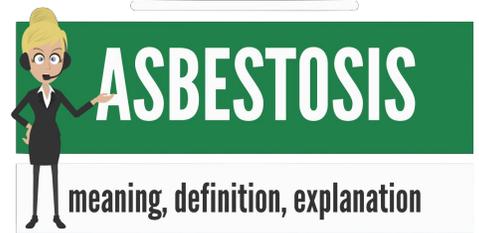




Aliso Villas Homeowners Assoc. What to do in the event of a plumbing leak?

- ✓ Act Quickly!
 - Shut off the water. Whenever an emergency strikes, turn off the closest water source as quickly as you can. This may require turning off your main water valve at the source. This is often located on the hose spigot.
- ✓ Call the Professionals
 - **Severson Plumbing at 949/429-3422.** You can call them 24/7. They offer after-hour and weekend response service. If they are closed and you leave a message, you should expect to receive a call back within 2 hours. The plumber will identify source of water leak and notify the resident if the repair is HOA or homeowner responsibility.
- ✓ Clean up. Dry the area where the water intruded using towels and if dripping put a bucket underneath.
- ✓ **DO NOT CUT INTO ANY DRYWALL.** Aliso Villas was built in the 1970's and the original drywall contains asbestos. Precautions and South Coast Air Quality Management District (SCAQMD) guidelines must be strictly adhered to when handling asbestos containing materials.
- ✓ If the leak is HOA responsibility, Total Property Management will get involved and coordinate abatement of drywall, plumbing repair & restoration.
- ✓ If the leak is homeowner responsibility, it is recommended you contact your insurance carrier.

IMPORTANT NOTE: If a resident/homeowner disturbs the drywall the homeowner will be held financially liable for any additional expenses borne by HOA to complete the repair. The repairs are often extensive and costly. Being prepared is the best way to successfully handle any plumbing situation.



What is asbestos?

Asbestos are fibrous minerals that have the ability to resist heat, fire and electricity (making them ideal for home construction.) Prior to understanding the harmful effects, asbestos was used in thousands of consumer and commercial products spanning private, public and military sectors.

Source: <https://www.epa.gov/asbestos>

Why is asbestos harmful?

Asbestos is made up of microscopic fibers that can easily become airborne and inhaled. Because of their shape, the asbestos particles cling to tissues of the lungs and other areas of the respiratory system. Over time, these tiny fibers can cause inflammation, causing a number of health problems including several cancers.

Source: <https://www.asbestos.com/asbestos/>

When should homeowners worry about asbestos?

Asbestos that is contained and left undisturbed is normally safe. However, when it becomes agitated, broken or otherwise destroyed, asbestos fibers can become airborne and pose a danger to yourself and others around you.

Source: <https://www.thisoldhouse.com/more/what-you-need-to-know-about-asbestos>

When should homeowners use asbestos abatement practices?

Generally, you can't tell whether home construction materials contain asbestos simply by looking at them. It is recommended that you have your home inspected for asbestos-containing materials by an accredited asbestos professional if you are planning upgrades or a remodel to your home.

Source: <https://www.thisoldhouse.com/more/what-you-need-to-know-about-asbestos>

What does asbestos abatement entail?

Asbestos abatement is strictly controlled and many precautions must be adhered to for health and safety purposes. For details go to:

www.cslb.ca.gov/Resources/GuidesAndPublications/AsbestosGuideForConsumers.pdf

What is the law related to disturbing asbestos and containment?

For Federal OSHA asbestos compliance directives and interpretations go to:

www.osha.gov/SLTC/asbestos/index.html