Decatur Renaissance Condos
Water incident Date: February 23, 2019

Narrative Description:

The washing machine in unit 409 malfunctioned in some way (unknown) and spilled water on the floor in the 409 laundry closet. The water from the laundry closet flowed into the adjacent HVAC closet. The water then flowed down into unit 309, 209 and 109 through the openings in the concrete that accommodate the pipes that run through each stack. In unit 209 the water caused the water leak sensor in that unit to sound, alerting the owner of the leak problem. The owner of 209 hurried to units 309 and 409 to attempt to turn off the water supply valve. The water supply valve in unit 409 was turned off, however, the water did not stop running even after 20 minutes. The building manager was notified and investigated, finding the washing machine in 409 had an internal issue as well as the 409 water supply valve was broken.

Summary

Water source: Washing machine in unit 409.

Water destination: The 09 stack: 409, 309, 209 and 109

Water path: The water originated in unit 409 and flowed through the openings in the concrete where the pipes that serve each unit in that stack are located. The water flowed from unit 409 to all units below: 309, 209 and 109

Damage: Damage was minor as water was promptly cleaned up from the laundry and HVAC closets. Some water did touch the wood floor where near the HVAC closet. Fans were placed in each unit to help dry out any wood that may have been wet.

Resolution: Water was cleaned up and a new water shut-off valve was schedule for unit 409. Update: The water supply valve in unit 409 was replaced on 2/28/19.

Future preventive measures: If unit 409 had water sensor alarms, the problem would have been discovered quicker. All units should have operational water shut off valves.

Additional Considerations, Questions and Comments: Damage was minimal due to the water sensor alarm in unit 209. The sensor allow the owner to act quickly.