



## **SINK, TOILET, BATHTUB, SHOWER & LAUNDRY DRAINS, AND GARBAGE DISPOSALS**

Your Lease/Rental Agreement requires you, the tenants, to use due precaution against stoppage of waste pipes. Should water/waste pipes become clogged through neglect of tenant, the tenant must bear expense for their repair and the cost of any damage caused.

**GARBAGE DISPOSALS:** Are designed to dispose of soft foods only, and only in small quantities, while being flushed down drains with large quantities of water.

- **Do not put** stringy food product such as cornhusks, celery, banana peels, potato peelings, citrus fruit peels, artichoke leaves, etc. into your disposal, use the trash can.
- **Do not put** coffee grounds, uncooked rice, or other granular food product into the disposal, use the trashcan.
- **Do not put** grease such as bacon fat, meat drippings, lard, butter, salad oils and dressing down the drain. Place it in containers such as old milk cartons, cans, plastic bags, etc. and use the trashcan.

**BATHTUBS, SINKS, SHOWER STALLS;** Waste from these fixtures will, through normal use, collect in their respective drain line traps. Soap residue, body oils, and hair need to be cleared from time to time either by use of chemical drain cleaners, or manual augers. The **tenant** is liable for this maintenance based on need and usage. Neglect will lead to a need for the drains to be augured, which costs a minimum of \$75.00 to \$200.00. *This is a tenant liability.*

- **Do not drop** foreign items down these drains such as shampoo caps, children's toys, etc.
- **Do not clean** your hairbrush, combs, etc. into a sink drain, use the trash can.

**LAUNDRY DRAINS:** Clothing lint will commonly be found in washing machine wastewater. (Notice the lint collected in your dryer filter from the circulated air.)

- **Place a lint trap** on the washing machine drain hose if it discharges into a laundry tub. Use a nylon stocking held by a rubber band. Change it on a regular basis.

**TOILETS:** Please understand that the built in drain system of a toilet is unique in comparison to other drains for purpose of flushing and removal of what is called sewer gas. Toilets are made of porcelain or a porcelain coating, which if augured to clear the system, could break the toilet. Many contemporary toilets also are designed to save water and do not flush as well as many older designs. Plugged toilets usually require use of a plunger that can be purchased at any hardware or even the grocery store. If this doesn't work, a plumber is required to remove the toilet and clear the obstruction from below. *The minimum cost is approximately \$150.00, and is a tenant responsibility.*

- **Do not dispose** of feminine hygiene products in a toilet – use the trashcan.
- **Children's toys**, bottle caps, etc. will not pass through a toilet.
- **Do not dispose** of paper products such as Q-tips, wrappers, cigarettes, etc. in toilets.
- **Do not use** excessive amounts of tissue in toilets.

## **YOUR PROPERTY MANAGER THANKS YOU AND APPRECIATES YOUR CARE AND ATTENTION**

### **LANDLORD RESPONSIBILITY**

The liability of your Landlord is to clear drains:

1. Clogged within the **first ten (10) days of occupancy** where no tenant negligence is found.
2. Clogged or stopped drains caused by **tree roots**.
3. Clogged or stopped drains caused by **mechanical failure** of the plumbing system such as a broken pipe.
4. Multiple tenant (apartment) drain systems that are clogged beyond a fixture trap and in a **common** drain to more than one apartment.