

GRANDIN PROPERTIES, LTD.

TENANT MEMORANDUM

Date Summer 2007 (revised)
To Grandin Properties Tenants, All Buildings
Subject Plumbing Issues

We need your help! Plumbing issues continue to be one of the highest repair items performed at our buildings. Typically, these plumbing issues are problems that can be easily avoided by practicing common housekeeping procedures:

Disposals are not meant to handle all food items nor large amounts of food at one time. Stringy, leafy vegetables, fruit and vegetable peels/rinds/scrapings, fatty meats, etc., do not break down properly and cause damage to both the blades and the motor. These items should be thrown in the trash, not in the disposal.

Several years ago government regulations mandated that all new commodes are standard 1.5 liter flush. Quite often, this results in incomplete flushing/backup and requires plunging. When a problem arises, please use a plunger before calling the office.

Drains usually become slow or stopped due to large amounts of hair in the pipe. It is considered routine housekeeping for residents to clean drains on a regular basis. After removing hair from the sink or tub drain, we recommend Home Depot's Zep products (10 minute hair de-clogger, etc.) as being effective and safe to use.

The plumbing cannot handle the disposal of feminine hygiene products and disposable cleaning products. This usually results in more than just a stopped-up commode; due to shared plumbing pipes within a unit, it also leads to slow draining and/or backed up sinks and tubs.

Thank you for your cooperation in these matters. Unfortunately, it is necessary for us to charge the individual resident for these and similar problems in order to keep rents as low as possible for all residents.

Please call or write with any questions or concerns you may have.

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