

Do Not Delay Fixing Your Plumbing!

By Norman McCullough & Mark Cook

Imagine! You arise from your bed in the morning, put your feet on the floor, and the carpet under your feet is WET! If you happen to have a dog or cat in the house, you wonder "...could it be?" But, then (as you get fully awake), you find the "wet" is much more than what a little companion could account for. You suddenly realize your floor has been flooded--while you were asleep!

That is what recently happened to some Sun City Anthem members in a Villas neighborhood. The "problem" was their Kitec plumbing had burst in the wall behind their bedstead during the night, and flooded their bedroom. Their retirement life was instantly converted into an emergency struggle to stop the flooding before it ruined their furnishings, destroyed personal belongings, and seriously damaged their finances.

They were fortunate they were not away on a trip like so many retirees are during the year. Otherwise, their entire home might have been flooded over a period of days.

Although these neighbors live in a Villa duplex with the original Kitec plumbing still installed, the same sort of thing could happen to most homeowners in Anthem with an original plumbing system installed by Del Webb or Pulte before **February 2008**. Other plumbing systems go under the Rehau and Wirsbo product names.

The defective systems contain cheap, yellow brass fittings that quickly corrode, plug up the inside of the fittings (as seen in the included photo) and suddenly create major water leaks. Corrosion is much quicker in the hot water lines, and failure can be accelerated by those using chemical soft water components, and by homes with hot water recirculation pumps. Failure can come as quickly as three years, or may be delayed past 7 years—depending on the hot water consumption rates.

Meanwhile, our SCA homeowners knew they had an emergency that could not wait for a routine solution. It was obvious they needed to take immediate action to stop the water leaks and try to preserve their furnishing and personal belongings. There was no time to try to deal with the developer or class action lawyers.

After shutting of the master water supply, an emergency clean-up firm in Las Vegas was called. Once the company employees were told the house had Kitec plumbing, the company immediately moved the large bed and headboard, cut a large hole in the bedroom wall to expose some of the leaking Kitec system components, and made temporary repairs.

Meanwhile, the water had ruined the bedroom carpet and padding. There was also evidence of mold inside the wall due to prior leaking. Other water leaks in other walls were expected. Among the seriously damaged furnishings from the initial flooding

were an expensive bedroom wall unit and integrated head board components. Those items were water soaked and warped.

It took many hours of contractor cleanup and expense to rid the home of its dampness, and to be able to report it as "mold free" in the exposed areas.

Next, at their own expense, our neighbors had to call other plumbers and pay to have the entire Kitec re-piping and repairs done. In the future, our neighbors will have to deal with the hassles and expenses of repairing or replacing the water-damaged furnishings and personal items.

Bottom Line: If you have not had your Kitec system re-piped, or if you have not had the yellow-brass components replaced in your Rehau or Wirsbo system, **DO NOT DELAY!** The hassles and costs of being exposed to such water leaks should motivate you to act soon. The peace of mind from not having to worry about plumbing leaks in the future is priceless.

Finally, if you are seeking more information on plumbing systems defects, or other Sun City Anthem construction defect issues, come to the Anthem VOICE Seminar on April 7, 2009 @ 6:30 to 8:30 PM in the Anthem Center where we will have experts making presentations on the latest status of the known issues and actions. Other useful topics will be discussed during this seminar put on by your fellow homeowners.

For more information, see the seminar announcement elsewhere in this publication or on the Anthem VOICE websites at www.anthemvoice.org and/or www.blog.anthemvoice.org. We expect to have a large turnout for this free event in the Anthem Center, and reservations are requested. RSVP at: hoa@thevegasvoice.net.