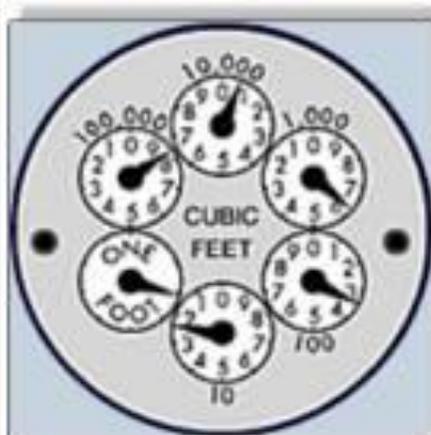


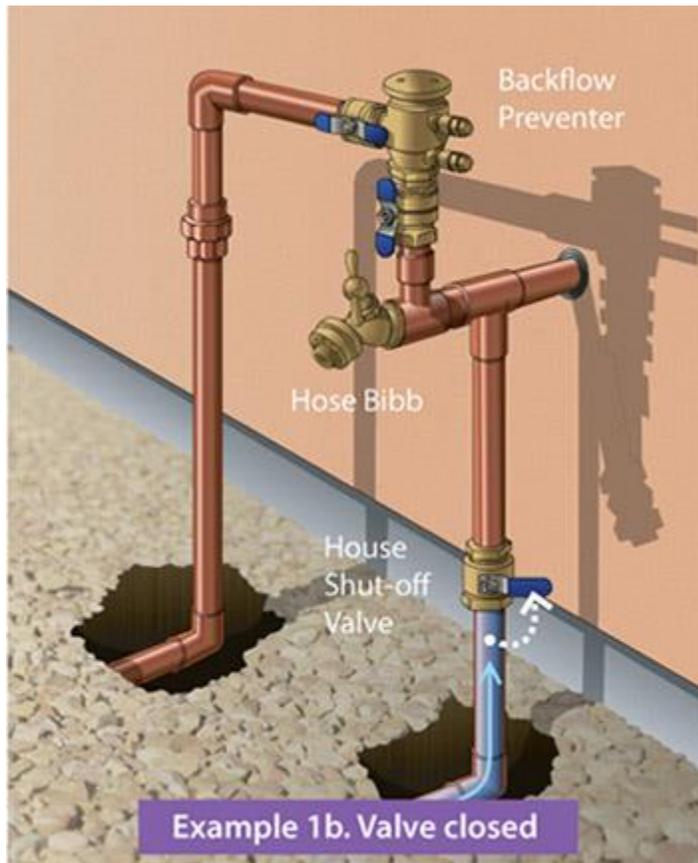
There is an easy way to see if you have a water leak that needs to be addressed. Please follow these simple steps and let me know what you find.

First, make sure all faucets, washing machine, dishwasher, etc. are all turned off inside the house, and that the sprinklers are not turned on. Also make sure the water to the icemaker in the fridge is turned off.

Then go out to the main water line at the water meter by the street (the one with the big metal or cement cover by the sidewalk or street). With all water turned off look to see if the water meter is running at all. The water meter will either be a digital counter or it will look kind of like a clock face with lots of smaller clock faces on it (see two pictures below/attached) If all water is off and the water meter is running (either the digital counter is rotating or one of the “clock hands” is moving) then you have a possible leak.



If there is a potential leak, with the meter running, the next step is to find out if it is in the irrigation or the house. Next step is to turn the water to the house off. Not the water at the main line where the meter is, but the shut off by the hose spigot. You'll see something that has a pipe going from the ground. The pipe that goes from the ground and into the house will have a valve on it. That is the valve to turn the water off at the house. You'll want to turn the valve so that it does go in line with the pipe. In line with the pipe means that the water flow is on. See the picture that says example 1b valve closed. This is what you want the valve to look like. Then go back to the meter under the metal or cement cover and see if the meter is running.



If it is then the leak is somewhere in the irrigation or the line that runs to the house. If it does not run, then there is a leak somewhere inside the house. Easily fixed leaks inside the house could be a dripping faucet, a toilet that is constantly running, or something worse. **If it is in the house look around for anything that appears wet or squishy (under sinks, around toilets, on the ceilings and walls of all rooms and closets, look behind the washing machine, check for wet carpet etc) look for discoloration on ceilings and walls. And let me know what you find so that I can send a vendor out if needed.**

If it's not inside the house, but somewhere in the irrigation, look inside the irrigation boxes (normally they are grouped together and have a plastic (sometimes green or black) lid on them. Check to see if you see any water or dampness. Look around all grass, trees, etc for pooling water. Let me know what you find so that I can send a landscaper.



If you do not have any leaks (the water meter doesn't run when there isn't any "water on" inside the house, then everything is "normal" and you either just using a lot more water, or there could be a leak on the city side of the water meter, in which case you'd need to call the water company to have them come out and check it. It could also be that the meter it's self isn't working correctly, which the water company should also check out.

In most cases of a high water bill it's usually the irrigation line, a toilet or the washing machine plumbing that is leaking. Recently at another house there was a plumbing leak inside the attic and was found by looking at all the ceilings and finding wetness in the closet of a guest bedroom.

If you do have a leak please turn the water off to stop the leak and notify our office immediately.
Thank you