



RE: Sump Pump Instructions, Inspection, and Policy

Resolution of the Board of Directors Turnberry Village Condominium Association

A sump pump prevents excess ground water from seeping through the building foundation. It is important that it be periodically inspected to ensure it will function properly when needed.

Components of the Sump Pump System

This sump pump contains a sump well, a primary sump pump, and a discharge.

Sump Well: This is the pit that extends through the basement floor and collects excess water.

Primary Sump Pump: This is the main pump that operates when needed to keep the water level in the sump well at an acceptable level. When the water level reaches the level of the float, the pump is activated and pumps water out of the well until the water level is below the float.

Discharge: The discharge is the pipe system that carries the pumped water out of the building. On the outside, there is an overflow pipe that will allow the system to pump water to the outside even if the discharge pipe is clogged or frozen.

Inspection of the Sump Pump System

It is advisable to routinely inspect the sump system. To make sure the pump is operational, fill the sump well with water (use a hose or several buckets of water). Once the water level reaches the level of the float, the pump should be activated. Make sure the pump motor sounds normal and that it shuts off when the water is pumped down.

Troubleshooting:

1.Primary Sump Pump Does Not Work:

- A. Make sure the power is on. Check the breaker in your circuit box.
- B. Make sure the float is not hung up on the side of the well. If the float is not hanging freely, it may not activate when the water level rises.

2.Primary Sump Pump Will Not Shut Off and the Well is Dry:

- A. Check the float, make sure it does not have debris stuck in it.
- B. Turn off the power in an attempt to reset the pump.

Routine Maintenance

The sump system is generally maintenance free. The pumps do not need oil and will service the building for many years under normal conditions. It is a good idea to check the suction screen on the intake port (the area where the water is pulled into the pump) to make sure it is not clogged. Also, it is a good idea to flush the well with clean water periodically so the well does not get a stale odor.

Damage Caused by Sump Pump Failure

If the sump pump fails, there can be water damage to the unit or to adjacent units. Currently, and in accordance with the Master Deed and Bylaws, the Association is not responsible for sump pump failure. Therefore, the Association takes no responsibility for any residual damage caused by the failure of the sump pump.



Sump Pump Policy (Adopted by the Board of Directors on _____)

The following policy is adopted to provide consistency in dealing with sump pump problems:

1. Turnberry Village Association considers sump pumps and all associated components (sump well, back up pump, discharge) as a limited common element. All maintenance and replacement responsibility of the unit's sump pump is that of the unit owner.
2. The cost of any utilities to operate the sump pump, including but not limited to, electricity and water, will be paid by the unit owner of the sump pump.
3. TVCA will not be responsible for any damage to the unit caused by the failure of any sump pump. PPCA will be responsible for any damage to the common elements caused by the failure of the sump pump.

Owners with extenuating circumstances may appeal to the Board, in writing, for an exception to this policy.

For Emergencies: Contact PASCO at 734 677-2727