

Plumbing Addendum

In connection with the Rental Agreement between

"TENANT"

"TENANT" and

"OWNER/AGENT"

for the premises located at _____
unit number _____ in the city of _____, CA.

This addendum provides clarification to paragraph 14 of the Rental Agreement dated _____. Plumbing for a rental unit includes any drains, pipes, related hardware and fixtures associated with the unit rented. Fixtures include, but are not limited to: sinks, toilets, bathtubs, shower stalls, showerheads, faucets, drains, disposals, washing machines, dishwashers and water spigots.

The TENANT(s) is responsible for and accordingly will be charged for:

- Any stoppages or clogs during tenancy caused by usage from the TENANT(s) or their guests whether during a) regular use, b) accident c) misuse and/or d) negligence
- Charges include, but are not limited to, all costs to snake drains, pull toilets, pull apart disposal and/or repair the situation to make it in proper working condition again, including replacement and/or repair of item(s) damaged resulting from the clog or issue and/or resulting from it's repair remedy to make it in working condition again.
- Broken toilet seats and lids, unless it is older than 5 years, in which case, the OWNER/AGENT will pay to replace a broken seat or lid.

Some examples of misuse or negligence include, but are not limited to the following: flushing tampons or other hygiene products, sanitary wipes, even if the product indicates it is flushable; hair clogs, shampoo bottle caps, pieces of soap, etc., not flushing toilet often enough "during" and/or "after" EACH use; can vary depending on quantity and volume, other foreign objects, create buildup and/or clogs, socks and other items that get sucked into washing drain pipe (generally, in older washing machines).

For toilets, only human waste and toilet paper may be flushed. Flushing must be in a reasonable manner to accommodate the quantity, size of the event including a reasonable amount of TP; note poor quality or brands of TP may be more prone to clogging. The OWNER/AGENT has no control over what is purchased and whether or not that will impact the flush and piping, so this is TENANT responsibility. (The above list is not all inclusive, but meant to be examples of misuse or negligence.)

The OWNER/AGENT is only responsible for system or fixture issues resulting from defective plumbing parts or fixtures, tree roots invading sewer lines, collapsed pipes or other external reasons not related to TENANT usage, such as natural disasters (i.e., fire, storm, etc.)

Upon Move-In: The following were checked and found to be in working and operating order:



- Kitchen and bathroom sink drains were filled with water, then drained, to ensure a) smooth drainage i.e., no stoppages or slowly draining and b) pipes under sink check to ensure no leaks
- Hot water was tested at all faucets in the kitchen, bathroom and shower/tub and noted hot water came out of the faucet.
- Toilet was flushed and waited for the tank to fill up and stop water intake.

TENANT: _____

Date: _____

TENANT: _____

Date: _____

OWNER/AGENT: _____

Date: _____

