



Attention Homeowners and Residents:

Please let this letter serve as a friendly reminder for all Homeowners and Residents to utilize the drain line screens in your kitchen sinks, which Jim and Amy Flores distributed and maintain an inventory, to avoid excess food particles from getting into the 2 inch drain line to avoid clogs and kitchen waste build-up in this small line. **The screens are the first line of defense against this build-up and owners/visitors MUST NOT just utilize their disposals to grind up the waste as it fills this line quickly creating clogs below.**

This occurred this past week in the line between units 7, 8 and 1, 2 and since these units were unoccupied, the units above used this kitchen drain without knowing a clog had developed below. The water and kitchen wastes backed up into the 2 units sinks immediately above the clog, spilled over in one unit onto the flooring, which in turn migrated down to the nearby wallboard side wall and serving bar overhead wallboard on the units below. If it wasn't for one owner from a lower unit stopping by, this overflow would have gotten much worse.

The drain line size (2 inch) was really not made for disposals serving 8 units when the buildings were constructed. The addition of disposals and their usage only to dispose of food waste doesn't work well with this sized drain line, and over time clogs and heavy slug will develop. The screens will take much of this debris out of the line, allowing only water residue to get in there. Also, any GREASE residue from frying foods SHOULD NEVER go down this drain line. Place it in a container for disposal.

If you are in need of a sink-screen, please contact Amy or Jim Flores, (760)505-8682 or via email at jim@seasellrealty.com, and they can give you one.

Thank you for your cooperation.