

## The ticking time bomb that can cost you thousands if you ignore the warnings

It's the hidden danger under every sink, basin, and toilet — the flexible braided hose that connects the water supply. Known as flexi hoses, these small hoses are one of the leading causes of household flooding across South-East Queensland.

- **Flexi hoses deteriorate over time** and can break without warning. Most have a lifespan of just 5–10 years, yet many in Qld homes are much older.
- **Thousands of litres** – A burst hose can release up to 1,500 litres of water per hour, flooding a home in no time.
- **Costly clean-ups** – Average insurance claims from burst hoses range from \$10,000 to \$30,000, with some exceeding \$50,000.
- **Insurance risk** – Claims are often denied if the hose is deemed old, corroded, or poorly maintained.
- **Rising incidents** – Plumbing services in SE Queensland report a sharp increase in burst hose emergencies in the past 3 years due to aging housing stock and poor maintenance.



Here are three real-life examples:

### Case Study 1 – Gold Coast

A family returned from a weekend away to find their kitchen under 10 cm of water. A burst flexi hose under the sink caused over \$27,000 in flooring and cabinetry damage.

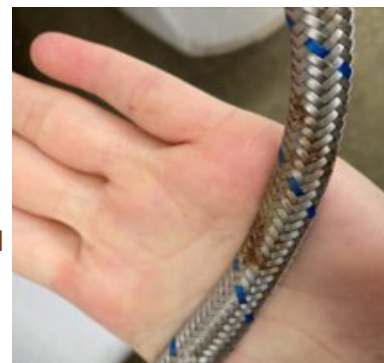
### Case Study 2 – Logan

A newly renovated ensuite flooded when a three-year-old hose burst at the connection point. The ensuite, bedroom, and walk-in robe required full replacement, costing over \$32,000.

### Case Study 3 – Bray Park

We listed this newly renovated house for rent. While vacant, the neighbour reported water gushing from the house and it was discovered that the old kitchen flexi hose had burst. The floors had to be replaced again and the property lay vacant for months.

During our property inspections, we check the flexi hoses. If they show signs of rust or wear, we recommend replacement. This low-cost preventative measure can save you and your tenants thousands of dollars and a major disruption.





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We are thrilled to be announced  
the winner of the  
**Contribution to the Community Award**  
at the REIQ Awards for Excellence!  
Our team celebrated the gala event in  
style with 800 real estate colleagues.  
Thank you to all our clients for your  
support!

