

Hammocks Cape Haze

Water Heater,

Shut Off Valves,

Circuit Breaker,

Insurance Considerations

And

Smelly Water After Long Periods

Of No Water Movement

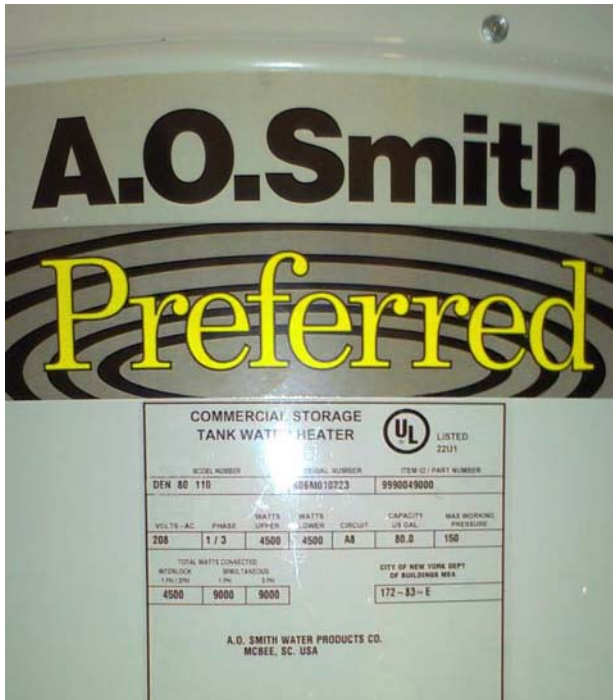


Photo of the water heaters originally installed by the developer in 2006/2007. They are a light duty commercial water heater that had a 3 year warranty. Below are the warranty results that were returned when this water heater was registered in 2011. These tanks are approaching their end of useful life and many will fail in the near future. Seasonal owners may want to consider replacing these water heaters before they do fail and become a stressful emergency when you are not occupying your unit.

AO Smith Commercial Electric Water Heater Dura-Power Preferred
 Model Number DEN 80 20G023000 Serial Number K06M010223 Install Date 5/07

Warranty Verification: Results Product Information

Brand A.O.SMITH
 Heater Serial: [K06M010223]
 Model: [DFN F0 20G023000]
 Type Commercial
 Install Date 5/1/2007
 Manufacture Date 10/31/2006

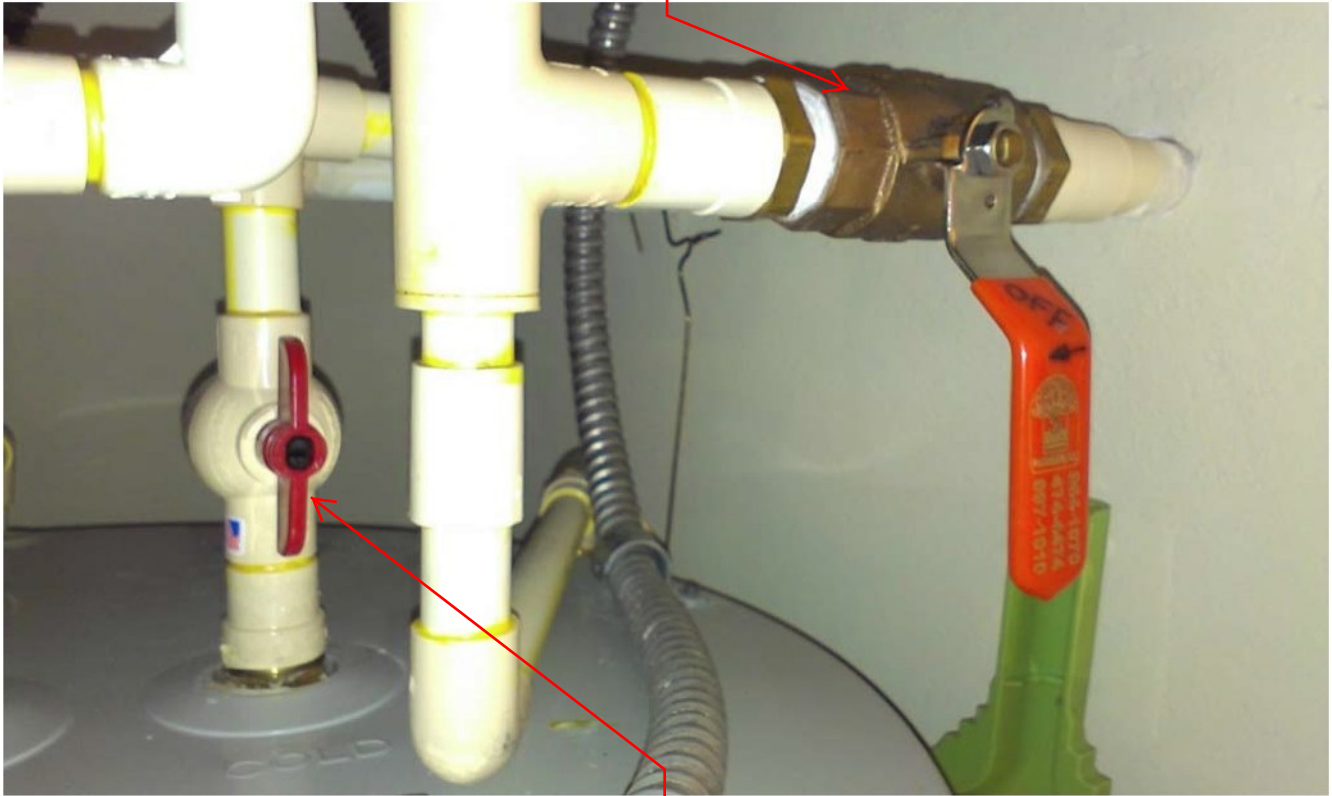
Warranty Details

Type	Length	Extended Warranty	Expiration	Status
Tank	3 yr	No.	5/1/2010	Pending Documentation
Parts	1.00 yr	N/A	5/1/2008	Pending Documentation

The Preserve Home Owners Association is adopting a rule requiring all units that are vacant for a short or extended period of time must have the master water supply valve turned off. Below are a few tips for owners to help them come into compliance with the new rule. The Villa owners may also want to consider these tips.

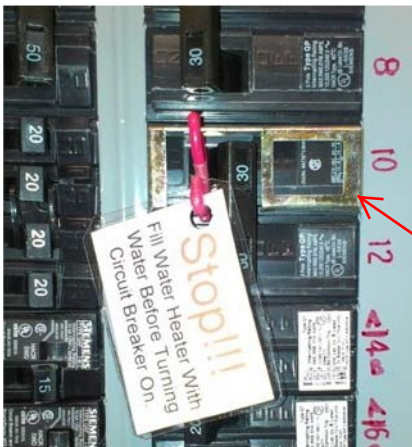
MASTER WATER SUPPLY VALVE...

Turns off all water flow to the unit. Some of the existing PVC valves are defective and may not shut the water supply off. They may crack if forced to shut off. If your original valve will not shut your water off it must be replaced. The valve shown is a replacement valve for the PVC valve that the Preserve Home Owners Association is requesting the owners to replace.



HOT WATER TANK SUPPLY VALVE...

This valve turns off the water flow to the hot water tank still allowing cold water to flow to the unit. Some of these existing PVC Valves are defective. Caution must be used if you try to turn this valve off. It is an inexpensive PVC valve that has the same issues as the original master supply valve. If you force it to turn off it could crack. It is advisable to change this valve if it doesn't shut off the water supply to the tank



WATER HEATER CIRCUIT BREAKER & LOCKOUT BRACKET...

If you are a seasonal resident you may want to turn the water heater circuit breaker off to reduce electricity usage while you are away. If your insurance requires or for some other reason the tank needs to be drained when the unit is vacant for long periods. Turn the circuit breaker off before emptying the tank & lockout the breaker so it cannot be turned back on before filling the tank. Tag the lockout with a reminder note to fill the water heater tank before turning the circuit breaker on. Caution... turning the electricity on before filling the tank will destroy the heating elements.

Check your overflow pan to be sure the fitting is properly installed and sealed so in the event of a leak or discharge of water it is drained into the over flow drain and not your unit. Mine had a hole the size of a pencil at the bottom where it could not be seen.

Download and review your Condominium Homeowners H06 Policy for Coverage, Exclusions and what they want seasonal owners to do while they are away to protect the unit in the event of a hot water tank failure or discharge. Insurance companies have different policy requirements and exclusions, do a word search for "**water**".

As an example, Arc Royal (ASI) has this paragraph in their Homeowners (HO6) Unit-Owners Form.

12. Accidental discharge or overflow of water or steam from within a plumbing, heating, air conditioning or automatic fire protective sprinkler system or from within a household appliance. We also pay for tearing out and replacing any part of the building which is covered under Coverage A and on the "residence premises," if necessary to repair the system or appliance from which the water or steam escaped.

This peril does not include loss:

- a.** On the "residence premises," if the dwelling has been vacant for more than 30 consecutive days immediately before the loss. A dwelling being constructed is not considered vacant;
- b.** To the system or appliance from which the water or steam escaped;

Hint, ask your agent to define the word "Vacant, Occurrence & Unoccupied" in writing. Don't accept the statement "It depends on the adjusters determination" Arc Royal (ASI) Seasonal Dwelling Endorsement is on the next page. Other insurance company Seasonal Dwelling Endorsements and Exclusions are similar. Check yours for your insurance companies requirements.

SEASONAL DWELLING ENDORSEMENT
(ASI HO 09 SDE)

For the premium charged, liability coverage under this policy is limited to losses related to the ownership, maintenance or use of the premises insured by this policy.

The following changes have been made to the coverage provided under your policy:

DEFINITIONS

Definition 5. "Occurrence" is deleted and replaced by the following:

5. "Occurrence" means an accident, including continuous or repeated exposure to substantially the same general harmful conditions, resulting from the ownership, maintenance, or use of the premises described on the Declaration page, which results, during the policy period, in:
 - a. "Bodily injury"; or
 - b. "Property damage."

COVERAGE C – PERSONAL PROPERTY

The following is added to item 12:

- d. While the dwelling is "vacant" or "unoccupied" for 30 days or more or being constructed unless you have shut off the water supply and drained the system and appliances of water. Systems and appliances of water do not include outdoor swimming pools or spas or outdoor irrigation wells.

SECTION I – EXCLUSIONS

The following Exclusion is added:

Accidental discharge or overflow of water or steam or condensation from within a plumbing, heating, air conditioning or automatic fire protection sprinkler system or from within an appliance for heating water or from within a household appliance. This exclusion applies only while the dwelling is "vacant" or "unoccupied" for 30 days or more or being constructed unless you have shut off the water supply and drained the system and appliances of water. Systems and appliances of water do not include outdoor swimming pools or spas or outdoor irrigation wells.

All other policy provisions apply.

AO SMITH TECHNICAL BULLETIN

BULLETIN 22

SMELLY WATER

CAUSE	<p>The most common cause of “smelly water” is a non-toxic sulfate reducing bacteria, scientifically termed <i>Divibrio Sulfurcans</i>. This bacteria often enters the water system through construction or a break in ground piping. The bacteria creates the energy it needs to survive by converting sulfate(SO₄) to hydrogen sulfide(H₂S) gas you smell in the water.</p> <p>Hydrogen sulfide gas is distinctive because of its rotten egg-like stench. Its presence can severely affect the taste as well as the odor of the water. Occasionally this bacteria can be accompanied by black deposits, the result of pipe and fitting corrosion. In extremely high concentrations, hydrogen sulfide gas can be toxic though the gas is detectable long before harmful levels are reached.</p> <p>The requirements for the bacteria to thrive are: a) an elevated level of sulfur in the water, b) activated hydrogen from cathodic reactions within the tank, c) water with little or no dissolved oxygen, d) and temperatures below 138 F.</p> <p>Items that can increase the potential for this bacteria are: a) water softeners, b) well water, c) and long periods of no water movement.</p> <p>Other factors that may contribute to smelly water:</p> <ul style="list-style-type: none">Chlorides of Magnesium and Calcium leave a bitter taste.Chloride of Sodium produces a salty taste.Sulfates (50 ppm) gives a medicinal taste.Carbon Dioxide in a low pH water gives fizzy water.Iron and tannic waters also give a bad taste and odor.
TREATMENT	<p>The simplest treatment available is the shock-chlorination of the system. This is a surface treatment, and often requires repeated trials in heavily infected systems. The chlorination of a system requires that you follow each step explicitly to avoid an un-treated portion of the piping system from reinfesting another part. See Bulletin 23 for the chlorination procedure. Longer lasting solutions include chlorination or aeration of the water supply.</p>
NOTE	<p>Since smelly water is caused by a bacteria presence and is not caused by the water heater, any treatment would not be considered warranty related.</p>