



RE: FYI-Water Heaters/Air Conditioning Water Damage Casualties

Dear Cherry Hill Village II Resident:

This is an informative letter to alert co-owners that hot water heaters, furnace and air conditioning units are co-owners responsibility. If your hot water heater should fail and leak water, it can cause damage to your unit or worse to your neighboring unit which you would be responsible for any damage that occurs.

Also, your air conditioning condensate drain line is another component that can cause excessive damage to your unit or your neighbors, if not attended to periodically. The drain line can get plugged with slime, algae, mildew, and bacteria causing it to overflow, when this happens it's not usually evident until it's too late, as the water is minimal at several increments.

Here are a few suggestions to alleviate this problem from occurring.

Hot Water Heaters:

The water heater gets quite a workout in most homes. Based on manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That, of course, will vary with the severity of local weather, the unit design, quality of installation and the level of maintenance your unit has received.

If your water heater is more than 10 years old, leaks around the base of the tank, and / or works erratically or not at all, it probably needs to be replaced.

As water heaters age, the inside tanks that contain water can weaken from rust and corrosion. This causes the tanks to leak, and in some cases, rupture, dumping the water contained inside the tank (In most cases when the water heater leaks, it's normally a drip). Many municipalities require that homeowners install a hot water heater pan underneath the water heater. The pan prevents the water from spilling onto the floor, but contains a drain line so that the water that leaks into the pan can be safely drained. You must follow local building codes when installing the drain pan and drain line.

- Check once a month to make sure water heater is not leaking
- Check for any water residue under or around on the floor of the water heater. Normally there is a floor drain near the water heater, that doesn't mean the water will always drain to that area.
- Have a drain pan installed



Drain Pan

Air Conditioning Condensate Drain Lines:

The air conditioning condensate drain Lines should be by the furnace, as shown in the picture below.

Here are a couple of precautions that you can take

- Check once a month during air conditioning months to make sure that its draining properly, that there is no evidence of water on the floor.
- Don't wait for the condensate line to become clogged, **air conditioners can produce several gallons of water per day.** You can avoid costly damage and expensive service calls by regularly clearing it out. Once the line is clear, you can help prevent the accumulation of slime, algae, mildew, and bacteria by pouring a little chlorine bleach down the line once every four to six months.
- Replace solid color drain pipe with clear drain pipe, this will allow you to see the water actually drain.
- Most modern A/C units are equipped with a water-overflow cutoff switch, which automatically shuts down the A/C system if it detects a clogged condensate line. The switch helps prevent water damage. If your unit does not have one you might think of having one installed.



We recommend calling a certified Heating and Cooling contractor if unsure. We hope this will help eliminate any future water casualties.