



10611 Front Beach Rd., Box 100
Panama City Beach, FL 32407

February 25, 2020

Reference: Hot Water Tanks & Drain Pan Leaks

In the last year hot water heater failures in the building have caused thousands of dollars' worth of damage at OR. Unit owners with failed tanks individually bare the cost of water damage due to a failure like this in their own units. Condominium law instructs that owners of other units damaged in an incident such as this are individually financially responsible for damage in their units, unless the owner of the unit in which the incident occurred can be proven legally negligent. The HOA (all owners) always bare the cost of replacing drywall damage in an incident like this.

Hot water heaters at OR are installed in a "pan" that is designed to catch small leaks from the hot water heater and funnel them harmlessly into the buildings drainage system. This pan is not effective in a catastrophic failure of a water tank or if the drainpipe to the building is clogged.

As a result of recent incidents and discoveries made by owners who were replacing their hot water heaters as a precautionary measure it was discovered in at least four units the drain line at the pan for the hot water tank was not sealed properly, most likely, during construction. Due to this error, at least two hot water tank leaks, have caused damage to the unit where the leak occurred and several adjacent and below. This situation has caused the BOD to have concerns that many other units at OR suffer the same defect.

We strongly recommend that owners inspect their drain connection on the hot water tank pan to ensure the drain connection is sealed. OR maintenance personnel are familiar with the connection in question and will by appointment be available to point it out to owners or their technicians. If it is found the drain is not sealed, it must be corrected immediately or the owner of the unit where the hot water tank leaks in the future could be held liable for damage caused to other units.

Additionally, the estimated life of a hot water tank is 8 to 12 years. The Association is recommending if your tank is more than eight years old, you should have it replaced to prevent damage to your unit and other units due to a hot water tank leak.

Sincerely,

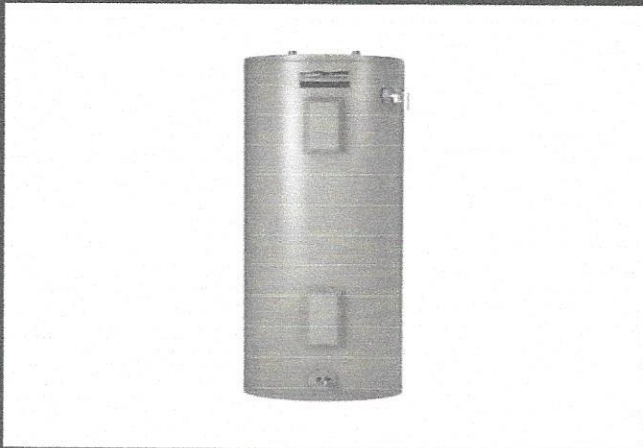
Mark Wrinn
President

More Info on Hot Water Heaters at OR

This overflow pan is only effective in small leaks if the drain pipe to the building drain is clear. It is not effective in a catastrophic failure of the heater. Unfortunately, it is impossible to determine if a hot water heater is getting ready to fail by visually inspecting it. Small leaks can be a sign of impending catastrophic failure but failures can occur without such warning.

Conscientious owners change out their Hot Water heaters and overflow pans periodically to reduce the likelihood of this type failure. This action would likely avoid damaging their unit, their neighbor's units and reduce their chance of being found negligent and held financially responsible for all damages.

80 gallon hot Water heaters tanks like those found at Ocean Ritz are rare in PCB and not routinely stocked in local stores, but they can be ordered and delivered. If you decide to change your tank you will probably have to order it and have it delivered. The plumber I used in 1401 would not schedule installation until I had the tank in my possession, since delivery SNAFUS are common. It took them about 4 Hours to replace my Hot water heater with the model below that I ordered from Lowes



360

\$953.25

American Water Heater Company 80-Gallon Tall 3-year Limited 4500-Watt Double Element Electric Water Heater

Item #: 839935 | Model #: CE3-80H45DV

★★★★☆ (11)

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