



*Your home maintenance guide to comfortable living. Courtesy of the Bel Mare Maintenance Committee.*

## Domestic Water

### 3. Domestic Water

- a. Electrical water heater(s)- The hot water heaters originally installed throughout our community have a 6 year warranty period and a life expectancy of around 10 years. Most water heaters are now approaching 10 years of service. With that, in order to prevent a failure of your heater(s) that can result in water damages to your property as well as adjacent property, it is advisable to schedule the replacement your water heater(s).

Many owners in our community have used Richard's Plumbing Repair Inc. for plumbing needs. They are familiar with our building systems and can assist in prescribing a suitable solution. Their contact information is 941.748.2275 Off / 941.727.3901 Fax

Owners should be alerted that when leaving your unit for an extended period of time (more than 2 weeks) to turn off the water supply to your unit and unplug the water heater or turn the water heater power supply breaker to the off position.

- b. Water heater expansion tanks and associated piping supports  
- Your hot water system is equipped with an "expansion tank". Its



purpose is to control the pressure buildup that occurs when water is heated. Without an expansion tank the pressure relief valve on the hot water heater can discharge water damaging other property. The hot water heater can be damaged and system pressure can reach dangerous levels. When functioning correctly the expansion tank prevents these issues and helps prevent pipe pounding/vibrations.

THE OWNERS PROBLEM! Most if not all of these tanks are failing and not functioning properly. The developer installed tanks with a one year warranty and most have failed. When a tank fails it fills with water resulting in an additional 16 pounds of water hanging on the water pipes. Some of these pipes were not supported properly and present the possibility that the pipes will break spilling into your condo as well as adjacent properties. The Owners are responsible for whatever damage occurs!

Solution requiring your action:

#1. You should contract to replace your Amtrol ThermXspan. We recommend replacement with a Amtrol ThermXtrol ST5. It has a five year warranty and fits nicely into the space provided for the expansion tank.



Picture showing proper installation of expansion tank and pipe supports.

#2. We also recommend you contract to add support to your piping if it was installed without properly supporting.

[See this link for recommendations to contract for the replacement of your expansion tank.](#)

- c. Water supply piping and shut-off valves - Test the shut-off valve for water supply lines under sinks, at toilets, ice maker, washing machine and dishwasher. If there is leakage the valve should be replaced.

The main shut-off valve for your unit is located above the water heater. It is highly recommended to replace the main water shut-off valve with an easy to operate ball valve.

**NOTICE:**

We hope you find the content of this link helpful. Should you have any comments or suggestions that might improve the subject matter, please contact John Ollsen, email: [john.ollsen2014@gmail.com](mailto:john.ollsen2014@gmail.com).