

Hot Water Tank Inspections



OakBridge Board

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To All Owners in Buildings 1 and 4,

We are going to begin SAFETY inspections of all Building 1 and 4 hot water tanks during the month of August. You will be called by Steve from company “I Know a Guy!”, hired by the board, to do inspections. We will be documenting the type/make of water tank, date installed and if the required flood control master shut-off switch is installed.

Please ask your tenants to be available for these inspections. Tenants also have been copied on the notice. It should only take 10-15 minutes per unit do these inspections. Inspections will be scheduled nights or on the weekends or as mutually agreed by inspector and resident. NO one will be required to take time off work for inspections.

The below on Hot Water Tanks can be found in the Rules and Regulations on the Oak Bridge website (www.OakBridgeNH.org) and is attached for your information.

Regards,
Board of Directors

37. HOT WATER TANKS. Approved by BOD 10/25/13

It is the unit owner’s responsibility to maintain their hot water tank/heater in building 1 and 4. Hot water tanks/heaters have an average useful life of 10 years with proper maintenance. Water contains minerals that can collect at the bottom of the heater, causing overheating of sediment and corrosion. This results in shorter life of the heater and possible water leak damage to you and your neighbor’s units. Preventative maintenance can increase the efficiency and life of your investment.

To protect every unit owner’s property and hopefully prevent even higher Master Insurance Policy premiums and to minimize the chance of substantial water damage to units. On or before September 30, 2014, each unit owner shall provide to the Management Company, information regarding the existing hot water tank’s condition within their unit, including a serial number, year purchased and manufacturer warranty and expected life expectancy. Each unit owner must properly inspect and maintain its water heater at least once every two years. In addition, information regarding the installation of a flood control master shut-off switch must also be sent to the property management company, including paperwork stating installation was completed by a licensed plumber. Each unit owner must replace his/her water tank if it is more than ten years old, regardless of tank style of condition. Hot water tanks replaced after October 1, 2014, must be a stainless steel, aluminum, tankless model. Each hot water tank installation must comply with the City of Concord’s specifications and include a catch basin under the tank. All hot water tanks must be replaced before their manufacturer’s recommended age of expiration date, if less than 10 years or at a maximum before their 10th year of service. All replacement tanks must have guaranteed life spans of at least ten years. Owners are required to install a shut off valve on the water line running into their hot water tanks at the time the hot water tank is replaced if one does not already exist.

Any unit owner who refuse or otherwise fail to provide the information requested above, or otherwise refuse or fail to replace their water tanks when required shall be subject to a fine up to \$100 per week for so long as the violation continue. In addition, if necessary and after the non-compliant unit owner is given reasonable notice and opportunity to be heard, the management company and board may in its discretion replace the noncompliant water tank and assess the unit owner all the related costs incurred to enforce this rule.

Notwithstanding the availability of insurance through the Unit Owner h06 policy must state the unit owner must have a minimum of \$25,000 water damage coverage per incident. Owners whose tanks fail, causing damage to the unit(s), common and limited common areas will be responsible for reimbursing the Association any expense and fees incurred by this incident in repairing the damage, including reimbursement of Master Insurance Policy deductibles. The Association Bylaws specifically state the association board and management company are given expressed right of emergency access to units to effect repairs. The management company shall have the irrevocable right of access to each unit from time to time during reasonable hours as may be necessary for the inspection, maintenance, repair, or replacement of any of the common areas and facilities or for making emergency repairs necessary to prevent damage to the units, common areas and limited common areas.