

Summer Gardens

To: **All Unit Owners – Summer Gardens**

Date: **February 10, 2021**

Re: **IMPORTANT: Replacement of Hot Water Tanks**

We remind unit owners of their responsibility regarding their hot water tanks. When a hot water tank fails it can cause extensive damage to the unit, to the common elements of the building, and to the unit or units below. The costs of repair can be significant. We recently had a major incident and a near-miss, and we are reminding owners so that this does not happen again. Our insurance for the common elements has a deductible of \$25,000, and the unit owner whose tank failure causes the damage (or their insurer) will be responsible for the cost of repair up to that amount, as well as the cost of repairs to their own unit.

Recently, condominium corporations have been experiencing large insurance premium increases and higher deductibles, largely because of water damage claims. Similarly, if your insurer is called on for a water damage claim you may see an increase in the premium for your own insurance

To avoid unnecessary insurance claims and increased insurance premiums, unit owners must ensure that risks are kept to a minimum. We have been advised that the normal expected life of an electric hot water tank **is approximately 8 to 10 years**. Since these tanks deteriorate from the inside, it is virtually impossible to determine if a tank is at risk of failure - the first indication of trouble is usually the appearance of water.

Please check the age of your hot water heater – most will have the install date marked prominently on the tank. Replace it if it is approaching its expected service life.

Avoiding the losses caused by failed tanks will save you, your neighbours, and your condominium corporation inconvenience and cost. Please check your heater today.