



GOVERNOR'S
COURT
CONDO
ASSOCIATION

Unit Owners
Governor's Court

October 15, 2007

RE: Attic Water Heaters

Dear Homeowners:

The Board of Trustees would like to remind unit owners who have hot water heaters located in the attic area (units 1, 2, 5, 6, 11, 12, 15, and 16) that there have been incidents over the years where the pipes have frozen and sometimes burst over the cold winter months. If this happens, the unit owner is responsible for repairs and any damage that may occur.

Homeowners have two options to prevent this from occurring and they are detailed below.

- The least costly option is to have a licensed plumber install a circulation pump under the sink which furthest from the water heater. The manufacturer of the pump states that these pumps are common in older homes that are located in northern United States and Canada, where water heaters are located in very cold basements and attics. They also state that the pump does not run continuously, it is quiet and inexpensive to run. The pump sells at Home Depot for approximately \$200.00. Thom Plumbing (732-449-9330) recommended this route last year when a couple of the unit owners had problems. His price at that time was \$470.00, including pump and installation. That price did not include installing an outlet under the sink if there is no outlet nearby. You may contact Thom Plumbing or any plumber of your choosing. If you wish to hire an electrician to install the outlet, Kirk Van Sickle (732-223-1248 or 732-239-5907) has done prior work for the Association and we were pleased with his workmanship. He replaced rusted conduit lines and wiring for \$225.00 while other quotes received were as high as \$2,000.

The web site for the circulation pump is www.autocirc.com. The technical staff has been found to be very knowledgeable and helpful.

- Another option would be to install a tankless water heater inside of your unit. They are small and compact but cost slightly more due to extra plumbing work.

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