

4/8/2021

Montreux Owners

END OF LIFE Hot Water Tank

During our last Association Meeting in 2021 the subject of Hot Water Tanks was discussed. **If you have a gas water heater that was installed by the builder in 2003, it is approaching the end of its life.**

What this means is that your tank could fail without warning causing a major leak. If you are on the second floor and your water tank is in a closet, you can experience major water damage to your unit and the unit below you.

As discussed in the Association Meeting, should your tank leak, you will be responsible for the damage in your unit as well as any other unit that is damaged.

The smart move is to replace your tank now before it fails. There are 2 options:

- 1) Replace with another Water Tank
- 2) Replace with a Tankless Water Heater

I have been a property manager for more than 30 years and willing to share the decision process I used to replace my water tank 2 years ago.

WATER TANK – Replacing the water tank with another tank will likely result in the lowest installation cost as water tanks tend to be less expensive than a tankless water heater. The downside is that a water tanks need a lot of space and heats the water continuously, even when you are sleeping or away which results in a much higher monthly bill.

TANKLESS WATER HEATERS – Replacing your water tank with a Tankless Heater provides additional benefits:

- Unlimited Hot Water (Not immediate – more about that later)
- Lower Monthly Bill – My average TECO bill for 2019 was \$20.60/Mo.
- More storage – Tankless water heaters hang on the wall and do not have a tank
- Uses existing water, gas, and exhaust piping
- Life Expectancy 15 Years if Maintained (see MAINTENACE section)

Unlimited Hot Water – Tankless Hot Water tanks can run continuously so you will not run out of hot water. As there is no tank, it takes slightly longer for the water coming out of the tap to be warm.

SIZING – The tanks installed by the builder were sized so they could fill the large soaking tubs before the water runs cold. With a Tankless Water heater, the

manufacturer provides guidance about how many showers, dishwashers and washing machines can run simultaneously. It is usually is an easy-to-read table that shows capacity for each model. A higher capacity tankless heater costs only slightly more than a lower capacity model. My water heater is rated at 180,000 BTUs and can run 4 showers simultaneously with a hot water temp of 120 degrees (Heating temp for water heater). That's a lot of company!

TEMPERATURE RISE – A tankless water heater can raise the water a finite number of degrees. This is not as complicated as it seems. Water coming out of the ground in Naples is approx. 70 degrees in the winter. If you want to hot water coming out of the tap to be 120 degrees, the water needs to be heated 50 degrees ($120 - 70 = 50$).

If you are installing a tankless water heater in a Northern State (IL, OH, etc.) the water coming out of the ground is approx. 50 degrees. To heat it to 120 degrees the water will needed to be heated 70 degrees ($120 - 50 = 70$)

A tankless water heater in a cold climate needs higher capacity (higher BTU Rating) to deliver the same amount of hot water. My estimate for how many BTUs you want for a Montreux Unit is a minimum of 150,000 BTUs. You should be able to run 3 showers simultaneously at 120 degrees. Your Contractor will have specific guidance for your situation.

REBATES – TECO Gas is offering Rebates as high as \$500 which helps offset the cost of the tank replacement. Here's the link to the rebate info.

<https://www.peoplesgas.com/residential/saveenergy/rebates/>

If you don't want to pay upfront, TECO offers a monthly payment plan. Here's the link.

<http://www.tecopartners.com/programs/residential/>

OTHER CONSIDERATIONS

MAINTENANCE – A tankless water heater heats water by heating the water flowing through a tube, called the HEAT EXCHANGER. As water is heated, the minerals in the water can buildup on the inside of the heat exchanger. You can search YouTube to see what's involved:

[Tankless Water Heater Descaling - How to Flush](#)

Here's a good link

<https://www.youtube.com/watch?v=T4FaqGod3VU>

The recommendation is that you flush your water heater once a year for a normal family with normal usage. You can determine what's right for you based on how many people live together and how many months you occupy your home.

Check the service manual to see the recommended specifics for your make / model.

To flush your water heater, you MUST have the valves, as shown in the video to properly flush the heater. If the installed did not include the valves with the installation, they can be added later by a plumber or yourself if you are handy. Here's a link to the valves.

<https://www.supplyhouse.com/Webstone-44443WPR-3-4-IPS-Isolator-E-X-P-E2-Tankless-Water-Heater-Service-Valve-Kit-Lead-Free>

FILTERS – When I Installed my tankless water heater, I called the manufacturer's tech support and asked how to handle the Florida water which contains a lot of minerals. The recommended I install a water filter on the supply side of my heater and change the filter once a year. Here's a link to the recommended filter.

<https://www.supplyhouse.com/AO-Smith-100291509-Product-Preservers-Anti-Scale-System-PP-AS20>

SURGE SUPPRESSOR – Florida is the lightning capital of the world. Lightning plays havoc with the electric coming into our houses. It causes surges which can take out electronics (Computers, TVs. Retrig and YES, your water heater). Strong surges can take out electronics in an instant. Repeated surges caused by fluctuation of current coming into your home can wear down your electronics and cause them to fail prematurely. A surge suppressor is engineered to take any surges that routinely occur and in extreme cases, sacrifice itself and save your electronics. Note if you experience a direct lightning strike (or one in close proximity) NOTHING will protect your electronics. I've experienced all these scenarios.

The solution is to install a Surge Suppressor on your electric service. There are 2 choices:

- 1) FPL offers a surge suppressor they install on your meter. There is a monthly charge
- 2) You can have an electrician install a surge suppressor on your circuit breaker box.

I strongly recommend you choose one of these options.

Hope you find this information useful.

Wayne O'Day – 3710 #104

