

## Important Notice for Manor Unit Owners Regarding HVAC Replacement

Many Manor unit owners are replacing HVAC systems and hot water tanks. **To avoid major water damage caused by fire suppression sprinkler heads in the HVAC area, select a reliable and experienced contractor.**

HVAC contractors can cause significant water damage to Manor units by carelessly activating a fire sprinkler head in the replacement area. Heat from torches or accidental blows to the fire sprinkler head can activate the fire sprinkler system, releasing a large volume of water into the owner's unit and also into neighboring units. Neighbors may have to relocate from their units while extensive repairs were completed.

In addition, overflow from a clogged condensate line in the HVAC unit can cause water damage in neighbor units.

### Requirements for HVAC contractors

**To avoid catastrophic damage to your and others' units, Manor owners MUST follow these requirements:**

- **Select an HVAC contractor that has experience working in areas in which fire sprinkler heads are present.** Ensure that the contractor knows that protection of fire sprinkler heads is mandatory.
- **Require proof of insurance from the contractor.** A unit owner can incur extraordinary expense if a contractor does not have insurance and a catastrophic water damage event occurs.
- **Request and contact references.**
- **Have your HVAC contractor check and clean the condensate line twice a year.** Your contractor can also show you how to clean the condensate line.

If you do not already have an HVAC contractor that meets Manor requirements, you may wish to use one of the following known and reliable contractors:

- Bartlett Heating and Cooling at 770-429-0278
- Cool Masters Heating and Cooling at 678-799-7999
- Casteel Heating, Cooling, Plumbing and Electrical at 770-766-1657

These contractors have replaced HVAC systems in Manor units and also provide maintenance service. *(The Manor HOA does NOT receive referral compensation from these vendors.)*