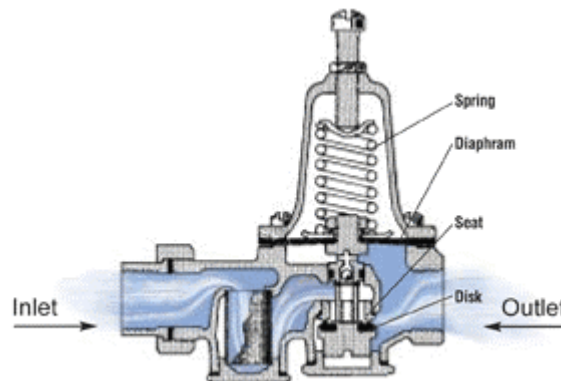


11/14/2006

Received a call from Ray Morales, Berkeley County Water Department regarding the water pressure test for the Spring Mills Subdivision.

Ray confirmed that we have high pressure - 100+ psi - in Spring Mills because of the elevation of our development in relationship to the storage tanks that supply the area.

A properly working pressure reduction valve should handle the reduction in each individual house to provide 40/45 psi on the internal system. The valve is installed at the turn-off handle where the water comes into the house.



Ray recommended that the internal pressure should be checked every seven (7) years to make sure the valve is working properly. A pressure gauge can be obtained from a local plumbing supply outlet. The gauge should be attached to a hose bib, and after the pressure on the house has been relieved by turning an internal faucet on and then off again, the bib should be opened and the pressure tested.

If the pressure is above the 40/45 lbs psi the pressure relief valve should be checked and adjusted or replaced.

The other cause of increased internal pressure could be the water heater. Each house has a valve at the meter to prevent water from backing into the main system. When the cold water enters the hot water heater it expands as it heats, and because of the back fill preventing valve increases the pressure on the internal system of the house. Water heaters set too hot will over pressure the internal pipes.

New homes are built with a thermal expansion tank to absorb the expansion of the hot water. None of the Spring Mills units were built with a thermal expansion tank.



I hope this can help our unit owners avoid internal broken water pipes in the future.

Bob Ayer