



MEMO

To: The Landing Phase 1 & 2 – Owners

From: CorWest Builders Inc.

Subject: Heat-Line Freeze Protection System

Date: 7.22.2022

Dear valued homeowners,

Due to the flood events that transpired this past winter, CorWest Builders is providing a solution to mitigate future freezing and ice damming in the form of a Heat-Line Freeze Protection System. This is applicable to all units in phase 1 and 2 of The Landing development. This memo is to both notify, provide information, and provide instruction on the operation and maintenance of the Heat-Line System.

The Heat-Line has been installed to provide freeze protection to the drainage system of each home. Heat-Line employs the unique and advanced performance of self-regulating electrical heat trace cable technology. The Heat-Line system can effectively increase heat and energy output to every point microscopically along its length which are cold and simultaneously reduce heat and energy output to points which are warm. You never have to worry about the Heat-Line heat tracing cable overheating causing risk of melting and fire because of the self-regulating heating cable technology. Heat-Line gives you the peace of mind of reliable freeze protection without the risk.

Maintenance:

The power cord for the Heat-Line is routed to the wall outlet off the rooftop vestibule, and this will need to be plugged in for end of September until late Spring (end of May). There is no need to remove or modify the Heat-Line, just simply unplug during the summer months, and plug in as outlined above as the Okanagan enters its colder months.



FAQ':

Q – If the power fails, do I have to reset the unit?

A – Heat-Line products are designed to turn back on as soon as the power to the unit is supplied. Once re-energized the Heat-Line system has the ability to increase its output to immediately begin to defrost any section of the pipe that has or was close to freezing during the power outage. In many instances defrosting the pipe can take as little as an hour or less.

Q – Does the unit shut off when not required?

A – No. Heat-Line self-regulating heating cable systems increase heat output with cold but more importantly, decrease heat output with warmth. As a result, Heat-Line brand products are very energy efficient to operate, but do not completely shut off as they can only idle their output to a minimum amount. To completely shut off the system it must be unplugged. Heat-Line brand systems should be unplugged or shut off when not required (summer months) and tested each year before use.

Q – What is the indication light on the GFCI on Heat-Line models for?

A – The indication light located on the GFCI device included with all GFC model Heat-Line systems verifies that power is provided to the GFCI device and that the GFCI is allowing power to pass through to the heating cable device. If the light does not come on you may need to press reset button.