

# Complete Water Heater Maintenance Tasks

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Certainly there are a lot of unfortunate testimonies that house owners have regarding water heater servicing of “getting out of bed to the cold shower.” Well, we are not going to look at how miserable of a condition that may be. At the same time, we will assume that one knows the straightforward concept of ensuring ones water heater is serviced periodically to receive the best out of its life span, and to make sure an emergency **Water Heater Repair in Spring Texas** is not needed. This can help one spend less on utility bills as well. All of that is practical we realize. While not needed a lot of maintenance, hot water heaters should have a little. We are astounded, even though not shocked, by how many customers we see who have not done any sort of preservation to their water heater), below are the duties individuals must know in terms of maintenance.

## The Potential Duration a Spring Water Heater Should Last



8 to 10 years is the regular period of time a standard gas water heater can last. There are numerous factors that can have an affect on the all around lifetime obviously, however this is an excellent standard. Almost certainly the greatest factor that can effect the long life of it is usually mineral deposits. The tips described below are supplied in

hopes of helping to lessen the accumulation of mineral deposits inside of the storage tank of a water heater.

## **Ways to Prevent a Spring Water Heater Repair**

Homeowners, even those which really do not feel very handy, can do a great deal of water heater care on their own. Although usually, a water heater will operate risk-free, remember that they actually do operate from electrical power and/or gas. For that reason correct safety guidelines have to be put into practice by CITY property owners. Be sure to implement all these tips as an instructional tutorial, for we would much rather discuss all these together with you in person.

First, the water heater's electrical power needs to be turned off prior to accomplishing any maintenance. Ones breaker box should have a switch labeled that indicates which breaker is the heater's. House owners who possess a gas water heater, rotate the gas cutoff counterclockwise in order to turn off the gas.

Anode rods, or also referred to as sacrificial anode rods, are the element of the heater that aids with controlling rusting on the inside the water tank. Nearly all are made from aluminum while some are made out of magnesium around a steel wire. With time the external covering of the rods will erode and they should really be changed as soon as the steel wire is obvious. They commonly last around five years, though that may be reduced if ones water is soft. In time, it is simpler and cost effective to have the anode rods changed, in order to get an extended life out of the water heater storage tank. The rods really should be examined each year basis.

Take a look at the next video which demonstrates the procedure of replacing the anode rods:

The next water heater component we are going to look at will be the dip tubes. Not all water heaters have them however. They must be inspected every six months for deterioration. To evaluate it, take it out and compare its length to the height of the water heater. It should be around 6" to 8" shorter in comparison with the tank. It will need replacing when it's smaller than that, or simply displays symptoms of breakage or falling apart.

Types of water heater flushes. Once more, mineral deposits are the biggest cause of water heater breakdowns. How rapidly sediment establishes inside of the storage tank is dependent upon the quality of ones water. With time, the sediment can solidify, triggering weird noises from the storage tank, lower the effectiveness of the water heater, and possibly clog the drain valve. If possible, every six months, but at the least yearly, drain 1 or 2 gallons of water from the drain valve in the bottom of the hot water heater into a container or through a garden hose in a bucket outside. Examine to determine the amount of sediment is within the pail after the water settles. If it appears to be relatively clear, that is good! If these small flushes are done two times per year, one might not have to conduct a big flush as frequently. If the water appears very dirty, a full flush should really be conducted. It is also a wonderful occasion to be sure the bottom drain valve of the storage tank is operating properly and not leaking. Most are generally composed of plastic and after a while when they aren't opened, they might get stuck or not close up firmly, which is why it is recommended to open and close them during the small flush test.

The flushing course of action may also help with removing hot water odors that may appear also.

The reasons behind flushing a water heater are illustrated in the following video:

For everyone that owns vacation homes or temporary households, one will need to drain the storage tank of all its water to help to avoid any kind of flooding throughout the time periods the house is not occupied. Clearly, ensure to refill it when the home is to be resided in once more.

Inspecting water pipes. Look to ensure all water piping don't have leaks or are impaired at all. It ought to be straightforward to notice when there are any leaks coming from any piece of the water plumbing or storage tank for there'll be water beneath and/or around the device. Leaking water can lead to water damage to parts of ones house, so ensure that all looks dry, particularly if the heater is found on the inside of the dwelling and not in a garage.

Analyzing the [T&P valve](#). Annually, the T&P valve, or temperature and pressure relief valve, should really be tested. The T&P valve's job would be to guard the water heater storage tank from excessive pressure, and exploding. The owners handbook ought to be looked over to be certain the suitable measures are used but here are the standard steps. A little water can come out of the valve and it will likely be really hot so be careful. Lift up the handle and let go of it. Have a bucket ready to catch any excess water which can come out. When the handle is lifted, the noise of pressure being discharged will be noticed. The lever should snap back in place. If perhaps it won't give it a try again. In case after a handful of tries it will not go back into place, a new valve will likely be required. The valve might drip a little water afterwards for a short period. If it doesn't quit dripping after a couple of hours contact us.

In recent times, a lot of controversy has occurred on what the best temperature really should be for ones water heater. Makers generally pre-programmed heaters to 140 degrees, which is indeed warmer than the majority of people will ever need to have. 120 degrees is the standard temperature and some individuals also go as far as 100 degrees. We are writing even more in regards to this, however we propose having the temperature around 120 degrees.

## **Actions For Gas Water Heaters**

Every three months is a good time to examine the gas venting system. All the fittings need to be looked at to guarantee they are not lose, look for obstructions, and look for deterioration to the vent piping, and also being sure these are totally free of rust and corrosion. Gasses are vented to the outside of the residence with gas fired heaters. If these gasses make their way inside the home it can be lethal and a fire hazard. Make sure that everything combustible or corrosive is far from the exhaust venting to aid the prevention of fires. All loose, broken, or corroded sections of vent piping should be replaced.

Check out the [pilot light](#) to complete a visual assessment of the way it is working. The job of the pilot light is to fire up the gas burner that heats water for the household. For any water heater to be effective at top efficiency, it is necessary for the pilot light to be clean. The color of the flame should really be blue with natural gas heaters. As for propane heaters, the flame should be blue/green with just a bit of yellow at the tip. A short flame, a yellow flame, or a flame with a split flame at the top indicates that a resetting is necessary.

## **Tips For Electric Water Heaters**

Using insulation wraps or covers around the storage tank can certainly help keep a continuous temperature within the storage tank without using as much energy. As well, with the heater not having to operate as much will extend the life span of the heating element as it will not be put to use so much. Occasionally, check the insulation cover to ensure it is attached and hasn't slipped or shifted on the water storage tank.

Regular inspection of the heating element is really important and definitely will help decrease the need for an unexpected emergency repair. We aren't going to go into the details for a total examination here, however one will require a voltage/OHM meter to be certain there exists a closed electrical circuit. Heating elements will need updating at times.

The area about a water heater needs to stay thoroughly clean of dirt. Particularly if the water heater can be found in the garage, make sure to give the vicinity a sweeping regularly. Ones heater will work far better and be less likely to call for a Spring Hot Water Heater Repair if it is kept clean.

## **Replace Old Water Heaters With Energy Efficient Ones**

Today, virtually all water heaters manufactured possess a fine volume of energy efficiency. In April 2015, new efficiency regulations were established in the United States on water heaters. Obviously, the higher quality the

heater, the longer the life one will get out of the device using the suitable maintenance through the years. Don't think twice to contact Water Heater Repair Spring TX to discuss water heater maintenance or even to answer any questions on picking the most proper [replacement water heater](#) for ones home or workplace. Brand, model, and size should all be considered in the selection process and not just utilize the "bigger the better" motto. As for storage tank water heaters, it really is a waste of energy to have a lot of surplus water staying always heated up to a hot temperature if not getting put to use.