

Water Heater Inspection-



Water heater TPR (Temperature, Pressure/Relief) valve should be re-inspected at least once every three years by a licensed plumbing to ensure that the water ways are clear. Some TPR valve manufacturers recommend that the lever be lifted at least once a year to ensure that the waterways are clear. By lifting the valve, water is allowed to flow through the safety valve and should flush out the discharge pipe. In certain areas naturally occurring mineral deposits may adhere to the valve, rendering it inoperative. If the handle does not lift easily do not operate or If water does not flow through the valve or fails to shut off when reset, immediately turn off the power or gas to the water heater, a qualified plumber should replace the device immediately.

WARNING- When manually operating the lever, water will discharge and precautions must be taken to avoid contact with hot water and to avoid water damage if valve becomes stuck. The inspector does not operate this valve.

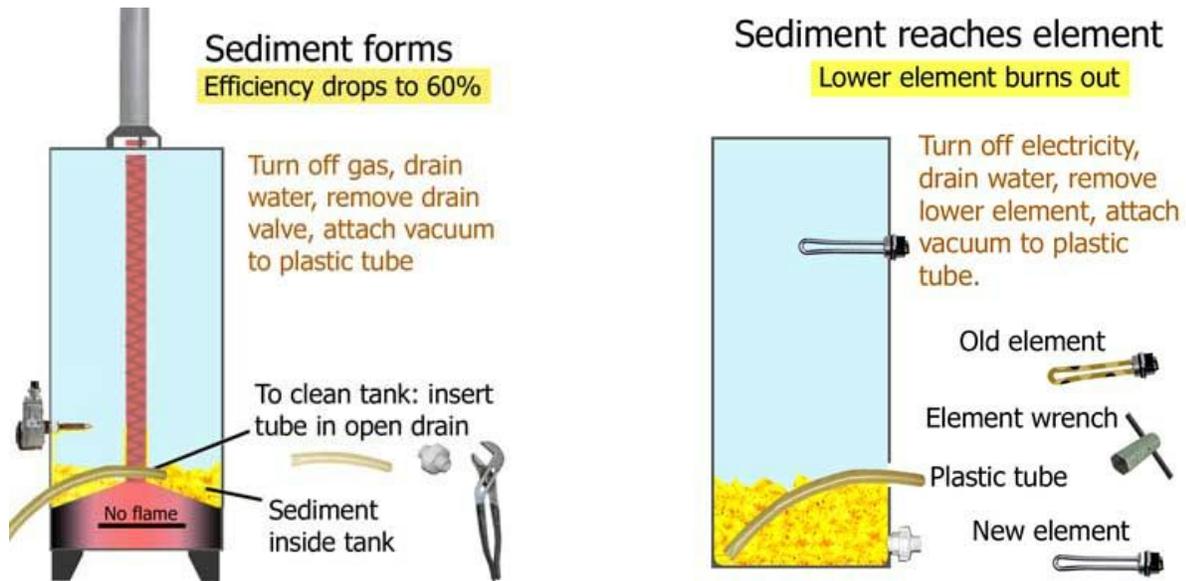
Following a routine maintenance schedule that will keep it running for its 15-year expected lifetime, and perhaps beyond..

Here's what you need to do:

Adjust the thermostat to 120 degrees. You'll save up to 5% in energy costs for every 10 degrees you lower the temperature, plus you'll reduce the risk of scalding.

Always maintain 2 feet of clearance around the appliance unless the manual specifically states otherwise.

Drain about a quarter of the tank a few times a year to remove sediment and debris.



Turn off the cold water supply, hook up a garden hose to the drain valve, then run into a bucket until the water is clear. If the water remains cloudy, briefly open the water supply valve to stir up remaining sediment, and drain the tank again. This also makes the unit operate more quietly.

Examine the sacrificial anode rod every three years by loosening the hex head screw and removing it.



Replace the rod if:

- More than 6 inches of the core steel wire is exposed.
- The rod is less than 1/2 inch thick.
- The rod is coated with calcium.

You can buy a 13-inch zinc-aluminum anode rod for about \$16.

Insulate older units with a fiberglass jacket to improve efficiency, being careful to avoid contact with the flue (newer units already are insulated — check your owner's manual to make sure). Also, insulate the hot and cold water pipes.

When leaving town, adjust the thermostat on gas heaters to “vacation” setting, which maintains the pilot light without heating the water.