WATER HEATER REPAIRS AND MAINTENANCE

Water heaters require maintenance in order to operate efficiently and safely. Often a part of annual furnace inspections, a technician should check the following to keep a water heater running properly.

- Check the temperature at a nearby faucet. A maximum of 120 degrees is recommended.
- Check for leaks around the pressure valve and discharge pipe.
- Ensure nothing is stored on or near the water heater—especially anything combustible!
- Electric: inspect the anode rod every three to four years.
- Gas, atmospheric: test the draft of the water heater with all exhaust fans (including the dryer) and the air handler running.
- Gas: check the fuel input and flame characteristics and adjust the fuel pressure if necessary to achieve the optimal efficiency and an acceptable CO reading in the flue.
- Gas: ensure that the fresh air supply (atmospheric and power vent) is open and that there are no obstructions at the air intake for the burner.
- Inspect all gas, electrical, and venting lines to ensure there are no leaks, breaks, or loose connections.