

RECENT NEWS



## WATER HEATERS

Water heaters come in many different types and sizes. A typical water heater is an electrical or gas fired 40 gallon unit. A 50 gallon unit is recommended in a larger home or where a whirlpool tub is present. An 80 or 120 gallon electric unit is recommend in an all electric home with electrical demand capabilities. A larger BTU rated gas water heater can also be used as a boiler for heating a small home.



Typical life expectancy for a water heater is 10-12 years, however, shorter where water is hard or considered corrosive. Water heaters can fail for many different reasons, for example - leaking, sediment build-up, or corrosion. Some failures are interior and not easily detected such as when a flue baffle corrodes and drops causing back drafting conditions, or when the unit over heats causing the casing to expand or separate.

Your home inspector is trained to identify these problems and will recommend further evaluation, repair, or replacement. Just because the water heater is producing hot water does not always mean it is working properly.

