WATER HEATERS

COASTAL INSPECTION SERVICES

YOU HAVE QUESTIONS.... WE HAVE *ANSWERS*

LOCATION MATTERS

Water heater placement in a home can affect efficiency, accessibility, and even the safety of the unit.

- **Garages:** Common placement, but units placed here may lose heat more quickly in cold climates.
- **Attics:** Water heaters in attics pose a greater risk of water damage if there is a leak, but safety pans and drains can mitigate the risk.
- **Interior Closets or Utility Rooms:** This location may offer better heat retention, but ensure there is adequate gas ventilation for gas units.

RED *FLAGS to look for during a showing*

CORROSION OR RUST

Visible signs of rust, particularly around the tank or pipes, may indicate the unit is near the end of its life.

LEAKS OR MOISTURE

Any signs of water around the base of the unit could indicate a leaking tank.

STRANGE NOISES

Gurgling, popping, or knocking noises could mean sediment buildup inside the tank, which might need flushing or could indicate a bigger problem.

COMMON TYPES OF WATER HEATERS

Conventional Water Heaters (storage tank): These heaters store a set amount of water (typically between 30-80 gallons) and keep it hot until needed. They are easy to replace, but they use energy continuously to maintain water temperature. ***Typical lifespan:*** 8-12 years

Tankless water heaters: These heat water *on demand*, which means no standby energy loss . They are more energy efficient and take up less space, but they can be expensive to install and might have issues handling high demand in larger homes. ***Typical lifespan:*** 15-20 years

Heat pump water heaters (hybrid): These use heat from the surrounding air to heat the water, making them incredibly efficient. However, they may not perform well in colder climates such as basements or garages. ***Typical lifespan:*** 10-15 years

CALIFORNIA PLUMBING CODE

now requires a thermal expansion tank or listed equivalent to be installed in water heating systems. This is to relieve pressure that builds up in the building during the heating process.

DRAIN AND FLUSH YOUR TANK ANNUALLY TO AVOID SEDIMENT BUILDUP

ENERGY EFFICIENCY

Energy Factor (EF) measures overall energy efficiency. Higher numbers mean better efficiency. First-Hour Rating (FHR) indicates how much hot water a unit can deliver in an hour. Homes with large families would benefit from a high FHR number.

DID YOU KNOW ..... **A PERMIT IS REQUIRED** BY CALIFORNIA LAW TO INSTALL A WATER HEATER.