



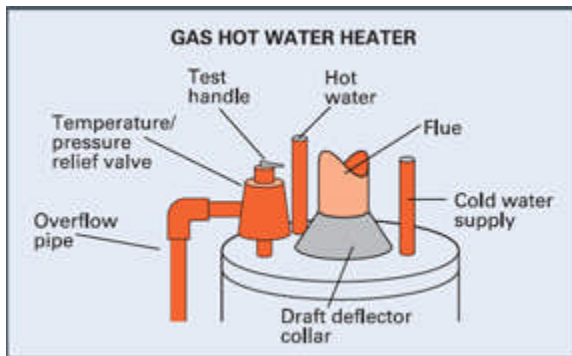
Wally Warrantech Says:

“Water Heater Maintenance Helps Avoid Leakage”

By Wally Warrantech

The bad news is that a leaking water heater has the potential to do a lot of damage to your home. Even a small, slow leak can soak into the sub-flooring and cause it to decay. Leaking water may also destroy your carpeting, create mildew and permanently stain your walls.

But the good news is that most water heater problems can be avoided with proper maintenance.



1. Take time to test the temperature/pressure relief valve once a year to make sure it's working. Be careful when you do. The water in the tank is HOT and can cause scalding burns. Pull up or push down on the valve handle; hot water should come out of the overflow pipe. If it does, the valve is working properly.
2. Periodically drain a bucket of water from the drain faucet at the bottom of the water tank. Again, take care not to get burned by the hot water. Draining a bucket of water will remove sediment from the tank bottom that could corrode the unit and reduce its heating efficiency.
3. Check all water lines, connections and valves for signs of leakage. With a flashlight, check under the tank for small leaks that could be caused by rust and corrosion.
4. You can protect the floor under the water heater from water damage by painting the area with a water sealant. If you do, be sure you've turned off the heat source to the water heater. Otherwise, you may create a fire hazard.
5. Since particleboard may be damaged if it's soaked, consider replacing it with a specially designed drip pan under the water heater. These pans are available at most building supply stores for about \$10. Make sure the pan you select has a drain out the bottom.

By following these few simple tips, you'll keep your water - not your temper - well heated.

If for some reason, you still have water heater problems, just call Warrantech. When you have a home warranty with Warrantech, just dial 1-800-723-1496, and one of our representatives will be happy to dispatch one of our repair professionals to your home.

Warrantech Home Service Company
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