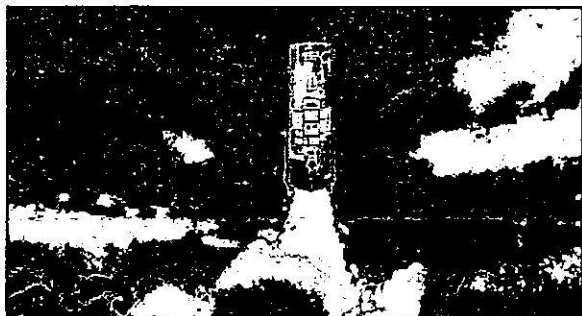
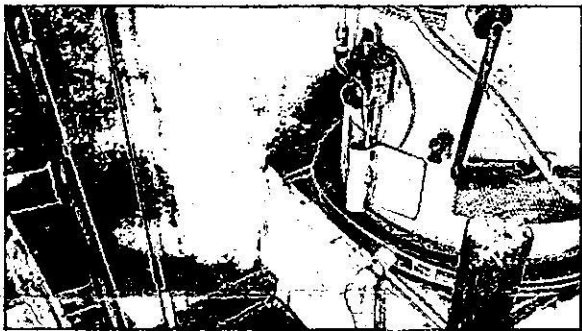


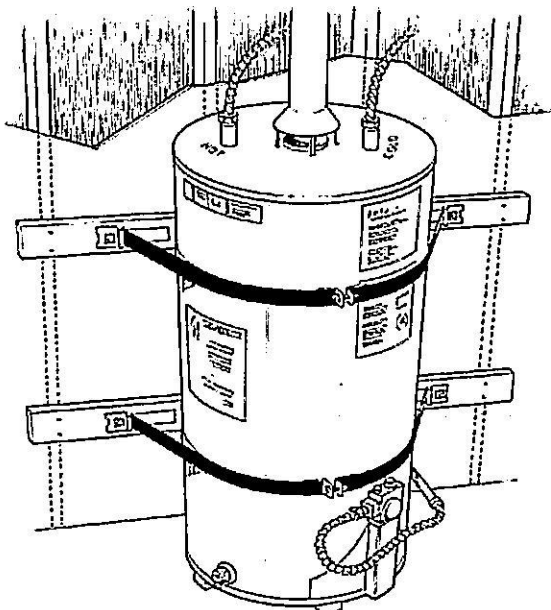
You probably don't want to own a house without hot water but your water heater is a potential source of problems. It's probably not going to explode like a rocket but it still has several important maintenance issues that are worth paying attention to.



It's hard to understand why Southern Nevada home builders insist on putting water heaters on framed stands covered with drywall (sheetrock). It doesn't take a lot of water to melt that drywall. That can lead to mold and more. The best way to prevent such problems is to get a plumber to install a pan under the water heater.



While you are hiring someone to drain and lift the water heater, you should consider one other very important job as well. Over the last twenty years only a couple of earthquakes have been felt in Southern Nevada – both of those centered in the South of California. Despite that, current building codes call for water heater tanks to have "Earth Quake" straps installed.



You can extend the life of your water heater by draining it annually. Turn the gas to "Pilot." Turn off the cold water supply valve. Attach a garden hose to the drain valve and out to the street. Open any hot water faucet in the house. Open the drain valve on the hot water heater and allow it to drain completely. When the hot water heater is empty, open the cold water supply valve. Drain for another five minutes. Turn off the drain valve and remove the hose. Turn on each faucet in the house and let run for a minute. Turn the gas back to the previous setting. That's it. All done.

