

## Stopping a Leaking Water Heater

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A leaking water heater might or may definitely not seem to be a large issue. Nevertheless, it doesn't matter whether it is a big leak or a minor leak, each one can lead to a whole lot of destruction to ones house in the shape of water damage. Regularly house owners neglect to realize that a small leak is typically the indication of something larger that may be starting to take place, or will occur in the foreseeable future. In the worse situation, that little leak might turn out to be a huge flood if the water heater is close to completely giving out. At any rate, we are right here to assist with any kind of **Cypress Hot Water Heater Repair** which may be required.

Along with water damage to ones house via a leaking storage tank, there are actually health associated issues with almost any water leak inside of a house. The dampness may result in mold or mildew development. People who experience allergies or asthma, this is not an enjoyable predicament. The [EPA](#) says that a number of mold spores are toxic and may result in serious health issues.

*Fix any leaks in your home's roof, walls, or plumbing so mold does not have moisture to grow.*  
[http://www.cdc.gov/mold/dampness\\_facts.htm](http://www.cdc.gov/mold/dampness_facts.htm)

In hopes that an ongoing water leak will mend on its own and simply just disappear is something which just doesn't take place sad to say. Plumbing leaks merely worsen in time. We have written a step-by-step list of actions to take during these situations.

### Action Steps for Leaking Water Heaters



1. First be certain its the water heater that the leaking water is coming from.

If one experiences water close to where the hot water heater is found, the leak may well not necessarily be originating from it. Examine any water pipes or various other objects near where the heater is located. Are there any other appliances in close proximity that may generate condensation? If ones heater is positioned inside a basement, this may very well be the case. It might potentially be a furnace drain line as well, or coming from a water softener.

First, wipe up the water and find out if it comes back any time before long by watching the location periodically. Examine the water heater fully to verify if any water is from some of the fittings, T&P valve, or drain valve. If completely dry, continue to check out different things and locations close by.

If absolutely nothing else is wet in the general area, place paper towels down in the place which was previously wet. Examine every hour roughly to be sure the paper towels are still dry. It will probably be easier to notice the paper towels getting wet then the ground. Following a day if nothing at all is wet once more, there ought to be nothing at all to be worried about, but still keep a watch on it the next few days. In cases where water is coming back again, and there is no other supply in close proximity that it might be from, we will go on to the next step right here to establish the source of the leak.



2. Switch the water heater's power off

Hopefully, it is well known that water and electric really do not go well with each other, for that reason turn off the power for safety explanations.

For gas water heaters, there should be an on/off dial that needs to be set to the off placement. Keep the gas line on

right now still.

For electric heaters, head to the home's breaker box and shut off the breaker of the water heater.

### 3. Switch the water supply off

If one is sure the leak is coming from the hot water heater, and in the event it is relatively sizable, turning the water off will eliminate the chance of water continuing to fill the storage tank and leak in one's household. Once more, with a big leak via the heater, and if the shut off valve cannot be gotten to or if it is actually not working correctly, go find and turn off the main disconnect valve for the entire residence. If one is still unclear the leak is coming from the water heater, one will be able to leave the water supply on for now.

One should be informed that water originating from the storage tank shall be hot and could burn one's skin. Most heaters will be set to a temperature of at least 120° F, which is able to result in first degree burns on contact.

### 4. Identify the leak's position

We do not need to have our Cypress water heater potential customers to self diagnose their leaks before contacting us, notably when there is a major water leak condition happening, but the more one can the faster we can assist. Next is a list of possible explanations why the leak is appearing.

#### **Leaking Water Connections**

Verify to ensure the cold water inlet plus the hot water outlet connections are firm. They are generally located towards the top of the storage tank. Use a pipe wrench to test the connections. It is a straightforward fix if it is from where the leak is coming.

#### **Leaking T&P Valve**

Situated on the side of the storage tank is the temperature and pressure relief valve. It will in addition have a drain pipe going down to the floor from it. The valve regulates the volume of pressure that accumulates in the storage tank. It will let water out if it must control the pressure. This valve may perhaps be the origin of the leak and could need replacing when it fails to remain closed tightly. Glance to verify if any water is leaking via the valve. If water is coming from the valve when its in the shut position, a new valve will be required. This is an essential valve of the water heater, and one that needs to function accurately. However, updating it is not so difficult and not expensive.

Danny Lipford suggests that:

*Pressure relief valves sometime develop a drip when opened for the first time in years. Try opening and closing it a few times to see if it will seat itself. <http://www.todayshomeowner.com/repair-leaking-water-heater-pressure-relief/>*

Initially, experiment to discover if there may be dirt in the valve. Put a bucket below the discharge tube and open the valve by simply lifting the handle on the valve. The water which is released may flush the valve and get rid of any kind of debris that may perhaps be in the way.



Some other reasons for a T&P valve leak may just be high water pressure in the local water system, or by a backflow preventer situated around the water meter.

### **Leaking Drain Valve**

Take a look at the drain valve at the bottom of the heater. These are ordinarily composed of plastic, and as a result, may wear out in the long run. Be sure that it really is closed tight. If the drain valve needs changed, it is a straightforward repair.

A drain valve leak might be the result of debris inside the valve. Attempt this first. Put a container under the valve and move the valve to open it. Draining some water probably will flush out the debris. If right after flushing, it is still leaking, it'll need to be replaced.

Whenever the leak is originating from here and the valve proceeds to leak due to the fact it needs changed, try connecting a hose to it and have the hose go outside. With some luck, that may get rid of the water leaking inside your home.

### **Leak on the bottom of the tank**

When the tank leaks at the bottom, it usually means there is a critical internal difficulty. As a result of how the water storage tank is manufactured, being wrapped in insulation and possessing an outer layer, in case it is leaking, it will probably not be observable from the exterior. An interior water leak normally would be observable at the bottom of the storage tank. The more aged the tank is, the more probable its beginning to rust and degrade. A rusting tank will require to be exchanged.

### **5. Will I need a repair or replacement water heater?**

Coming from our experience, we are able to conduct a repair to take care of the leak, much more often than needing to replace one's heater. The faster we are able to have a look at the situation, the more rapidly we are able to perform a repair previous to the damage becoming any worse. We do highly advocate that any kind of repairs or [replacements](#) be performed by a professional and not by yourself, to make sure they are executed correctly and up to code. Often, manufacturer warranties could be voided if perhaps a non-licensed person works on it.

