

WATER HEATERS

There are few things in a home that are more frustrating than not having hot water. Here are a few suggestions to look at if you are having water heater issues.

If you do not have hot water the 1st thing to check is the power.

Make sure your breaker to water heater has not tripped.

Make sure the reset button on water heater thermostat has not tripped.

The number 1 problem we see with water heaters is element failure. The main reason we see element failure in our area is because of lime in the water. If you do not have a water softener lime will form on elements and create, first insufficient hot water, and then complete element failure. If you notice water is not as hot as it once was, it is likely that lime is forming on the elements. You can drain the water heater and clean the elements, this will help prolong the life of the element. In most cases, the lower element will fail before the upper element, so the first one to check is the lower element. If you have a continuity tester, with power off disconnect wires from element, then check continuity through the water heater element, the same can be done to upper element. If a replacement is needed, look on the element or in water heater manual for the recommended water heater replacement wattages for elements. Typical elements range in price from \$14.00 to \$32.00. The most common are 240 volt at 4800 watt elements. If you need to replace an element most people will go ahead and replace both.