

## Identifying the Cause of a Water Heater Leak

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A leaking water heater might or might not seem like a significant deal. Nevertheless, regardless of whether it is a large leak or a minor leak, either one can result in a whole lot of damage for ones residence in the shape of water damage. Frequently homeowners fail to understand that a tiny leak is normally the indicator of something much larger that could be starting to occur, or may happen in the near future. In the worse predicament, that tiny leak could turn into a large deluge if the water heater is close to completely giving out. No matter the reason, we are right here for helping with any type of **Eugene Hot Water Heater Repair** that may be needed.

Aside from water damage to ones house by a leaking storage tank, there are actually health associated worries with almost any water leak inside of a household. The wetness may lead to mold or mildew development. Individuals who are afflicted by allergies or asthma, it's not a pleasant situation. The [EPA](http://www.epa.gov) says that some mold spores are hazardous and may result in significant health conditions.

*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)

Expecting that a present water leak will resolve itself and merely go away is something that just doesn't happen sadly. Plumbing leaks only worsen in time. We have put together a step-by-step list of measures to do during these situations.

### Action Steps for Leaking Water Heaters



1. Initially ensure it is the water heater that the leaking water is coming from.

If one experiences water around where the hot water heater is found, the leak may not necessarily be coming from it. Have a look at any water pipes or various other things around where the heater is found. Does one have some other appliances near it which can create condensation? If ones heater is situated in a basement, this can be the case. It could sometimes be a furnace drain line also, or coming from a water softener.

Initially, mop up the water and examine if it returns any time soon by watching the spot frequently. Look over the water heater completely to verify if any water is originating from any of the fittings, T&P valve, or drain valve. When it's totally dry, continue to observe other items and locations close by.

If absolutely nothing else is damp in the general region, place paper towels down in the spot which was already wet. Look at it each hour approximately to verify the paper towels remain dry. It will probably be much easier to notice the paper towels becoming wet then the floor. Following a day if nothing is wet once again, there ought to be nothing at all to be worried about, yet still keep an eye on it the next couple days. In instances where water is coming back again, and there is absolutely no other supply in close proximity that it might be from, we will proceed to the step two at this point to identify the source of the leak.



2. Shut the water heater's power off

Ideally, it is common knowledge that water and electrical power really do not go well together, for that reason turn off the power for safety reasons.

For gas water heaters, there ought to be an on/off dial that should be set to the off position. Leave the gas line on at

this time still.

For electric heaters, head to the house's breaker box and turn off the breaker to the water heater.

### 3. Turn the water supply off

If one is confident that the leak is coming from the hot water heater, and in case it is relatively sizable, switching the water off will get rid of the chance of water continuing to fill up the storage tank and leak inside one's house. Once again, with a serious leak coming from the heater, and if the disconnect valve cannot be reached or if it happens to be no longer working properly, go find and shut off the main shut off valve for the entire property. If one is still unsure the leak is coming from the water heater, one may keep the water supply on for now.

Please be informed that water originating from the storage tank will be hot and might burn one's skin. Most heaters are going to be established to a temperature of at the very least 120° F, which can result in first degree burns on contact.

### 4. Find the leak's location

We really do not require our Eugene water heater potential customers to self diagnose their leaks in advance of phoning us, especially when there is a considerable water leak predicament taking place, but the more one can the more rapidly we can assist. The following is a list of likely explanations why the leak is occurring.

#### **Leaking Water Connections**

Take a look at to make certain the cold water inlet along with the hot water outlet connections are firm. They are generally found at the top of the storage tank. Make use of a pipe wrench to test the connections. It is a basic fix if perhaps it is from where the leak is coming.

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

Found on the side of the storage tank is the temperature and pressure relief valve. It is going to also have a drain pipe going down to the ground from it. The valve manages the quantity of pressure that builds up in the storage tank. It will let water out when it has to control the pressure. This valve may be the cause of the leak and may require replacing whenever it fails to stay closed tightly. Take a look to verify if any water is leaking via the valve. If water is originating from the valve when it is in the shut position, a new valve shall be required. This really is an important valve of the hot water heater, and one that needs to function effectively. However, switching 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/>*

First, analyze to discover if there may well be dirt in the valve. Set a container underneath the discharge tube and open up the valve by lifting the tab on the valve. The water which is drained may clean the valve out and clear away any kind of debris that might be in the path.



Some other factors of a T&P valve leak may just be high water pressure with the municipal water system, or by a backflow preventer positioned close to the water meter.

### **Leaking Drain Valve**

Examine the drain valve towards the bottom of the heater. These are commonly made of plastic, and as a result, can wear out in time. Ensure that it really is closed tight. If the drain valve requires being changed, it is an uncomplicated fix.

A drain valve leak could be due to debris inside the valve. Do this first. Place a container below the valve and turn the dial to open it. Draining some water probably will remove the debris. If perhaps right after flushing, it is still leaking, it'll need to be changed.

In case the leak is originating from here and the valve proceeds to leak since it needs replaced, try connecting a garden hose to it and run the hose outdoors. Hopefully that could reduce the water leaking in the house.

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

Whenever the tank leaks from the bottom, it implies a critical internal problem. As a result of just how the water storage tank is designed, being covered within insulation and possessing an outer layer, whenever it is leaking, it is going to not be visible from the exterior. An internal water leak normally would be noticeable in the bottom of the storage tank. The older the storage tank is, the much more likely it can be starting to decay and deteriorate. A rusting tank will need to be exchanged.

5. Will I need to have a repair or replacement water heater?

From our working experience, we are able to accomplish a repair to fix the leak, much more often than having to replace ones heater. The more quickly we are able to examine the condition, the more quickly we are able to complete a repair previous to the damage getting any worse. We do highly advise that any kind of repairs or [replacements](#) be completed by a professional and not oneself, to ensure they are carried out accurately and up to code. Frequently, manufacturer warranties could be voided if a non-licensed individual operates upon it.