

Water Heater

If your water heater is not producing hot water or making unusual noises, first check the temperature setting to ensure it's at the appropriate level. For electric water heaters, check if the circuit breaker has tripped, and for gas water heaters, verify the pilot light is lit. If problems persist after these basic checks, contact management immediately as water heater issues require professional attention



Common Electric Water Heater Issues:

- **No hot water:** Check circuit breaker first - a tripped breaker is often the cause
- **Not enough hot water:** Temperature setting may be too low - adjust thermostat if needed
- **Strange noises:** Rumbling or popping sounds often indicate sediment buildup in tank
- **Leaking water:** Could indicate tank corrosion or loose connections - requires immediate attention

Regular maintenance can help prevent these issues:

- Flush tank annually to remove sediment
- Test pressure relief valve every 6 months
- Check anode rod every 3-5 years

- Inspect electrical connections yearly

The typical lifespan of an electric water heater is 8-12 years with proper maintenance.

Electric water heaters typically have a **storage capacity of 40 to 50 gallons**. - Running a **hot shower for 15 to 20 minutes** can deplete the tank. - If hot water runs out, wait **30 minutes** and check again. - If hot water returns after waiting, the water heater is functioning properly.

For gas water heaters, the **typical storage capacity is 40 to 75 gallons**. - Gas heaters generally heat water faster than electric models. - If the pilot light goes out, follow these steps:

- Turn the gas control valve to "OFF"
- Wait 5 minutes for gas to clear
- Turn valve to "PILOT"
- Press and hold the reset button while lighting the pilot
- Once lit, keep holding reset for 1 minute
- Turn valve to "ON"

If you smell gas at any time, leave the area immediately and contact emergency maintenance.

Electric Water Heater Safety Tips:

- **Power disconnect:** Know where the circuit breaker is located for quick shutoff if needed
- **Keep area clear:** Maintain 2 feet of clearance around the water heater
- **Watch for water:** Install water sensors near the unit to detect leaks early
- **Temperature setting:** Keep temperature at 120°F (49°C) to prevent scalding

Regular safety checks to perform:

- Test GFCI outlets near water heater monthly
- Check for corroded wiring or loose connections
- Ensure proper ventilation around the unit
- Verify drain pan is properly positioned and clear

If you notice any electrical issues, burning smells, or unusual sounds, turn off power at the circuit breaker immediately and contact maintenance.

