

Repairing the Cause of a Water Heater Leak

 memphis.hotwaterheaterbuddy.com/repairing-the-cause-of-a-water-heater-leak/

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A leaking water heater might or may in no way seem to be a big issue. However, it doesn't matter if it is a big leak or a small leak, both can result in a whole lot of destruction to ones home in the form of water damage. Regularly homeowners forget to understand that a small leak is often the indication of something more substantial that could be starting to occur, or will happen in the not too distant future. In the worse case, that little leak may possibly turn out to be a big deluge if the water heater is near completely giving out. In any case, we are here to help with any type of **Memphis Hot Water Heater Repair** which may be necessary.

Besides water damage to ones property by a leaking storage tank, one can have health associated concerns with almost any water leak in a home. The wetness may lead to mold or mildew development. People who have problems with allergies or asthma, this is not a pleasant scenario. The [EPA](http://www.epa.gov) states that certain mold spores are harmful and can result in significant 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

Expecting that a current water leak will resolve itself and basically go away is something which just does not occur sad to say. Plumbing leaks only get worse in time. We have written a step-by-step list of actions to take in these cases.

Action Steps for Leaking Water Heaters



1. Initially be certain it is the water heater that the leaking water is originating from.

If one experiences water close to where the hot water heater is situated, the leak might not always be coming from it. Have a look at all water pipes or other things close to where the heater is found. Are there some other appliances near it that can form condensation? If ones heater is found in a basement, this might be the case. It might sometimes be a furnace drain line also, or coming from a water softener.

First, clean up the water and find out if it returns any time before long by paying attention to the place periodically. Go over the water heater fully to check if any water is originating from any of the fittings, T&P valve, or drain valve. If it is thoroughly dry, continue to look at other things and places close by.

If nothing else is wet in the general space, put paper towels down in the area that was previously wet. Take a look at it every hour approximately to be certain the paper towels are still dry. It can be a lot easier to see the paper towels getting wet then the ground. Following a day if absolutely nothing is wet once more, there should be nothing to concern yourself with, yet still keep an eye on it for a few days. In instances where water is coming back again, and there isn't any other supply close by that it may be from, we will continue to the next step at this point to establish the source of the leak.



2. Turn the water heater's power off

Preferably, it is well known that water and electric power never go good together, therefore shut off the power for safety reasons.

For gas water heaters, there ought to be an on/off dial which needs to be set to the off position. Keep the gas line on

right now still.

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

3. Turn the water supply off

If one is certain that the leak is because of the hot water heater, and if it is somewhat substantial, turning the water off will remove the chance of water continuing to fill the storage tank and leak in ones household. Once more, with a major leak via the heater, and if the shut off valve cannot be gotten to or if it is actually no longer working properly, go find and switch off the main shut off valve for the whole household. If one remains not sure the leak is from the water heater, one can leave the water supply on in the meantime.

One should be aware that water from the storage tank will probably be hot and may burn ones skin. Most heaters are going to be set to a temperature of at the very least 120° F, which could result in first degree burns on contact.

4. Find the leak's location

We really do not need our Memphis water heater customers to self diagnose their leaks ahead of contacting us, especially should there be a critical water leak scenario taking place, but in case one can the quicker we can help. Next is a list of likely explanations why the leak is appearing.

Leaking Water Connections

Examine to be certain the cold water inlet plus the hot water outlet connections are tight. They're usually found towards the top of the storage tank. Use a pipe wrench to test the connections. It is an easy fix in case this is from where the leak is coming.

Leaking T&P Valve

On the side of the storage tank is the temperature and pressure relief valve. It will also have a drain pipe running down to the floor from it. The valve regulates the amount of pressure that forms in the storage tank. It is going to let water out if it has to regulate the pressure. This valve may well be the origin of the leak and may need replacing whenever it doesn't stay closed tightly. Glance to verify if any water is leaking via the valve. If water is coming from the valve when it is in the closed position, a new valve is going to be needed. This is certainly a vital valve of the hot water heater, and one that needs to function correctly. However, updating it is simple enough and not costly.

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, test to discover if there could possibly be dirt in the valve. Put a container underneath the discharge tube and open up the valve through lifting the handle on the valve. The water that is drained may clean the valve out and clear away any kind of dirt that might be in the way.

Other factors for a T&P valve leak could possibly be high water pressure within the city water system, or by a backflow preventer found near the water meter.



Leaking Drain Valve

Take a look at the drain valve towards the bottom of the heater. They're commonly made from plastic, and because of that, might break after a while. Ensure that it is closed tight. If the drain valve requires being replaced, it is an uncomplicated fix.

A drain valve leak may be due to dirt inside the valve. Attempt this initially. Put a container below the valve and move the dial to open it. Emptying a little water may well eliminate the debris. In the event after flushing, it is still leaking, it will need to get replaced.

In case the leak is originating from here and the valve keeps leaking because it needs replaced, try attaching a hose to it and run the hose outside. Hopefully that can get rid of the water leaking inside.

Leak on the bottom of the tank

Whenever the tank leaks at the bottom, it suggests a significant internal issue. As a result of how the water storage tank is constructed, being wrapped inside insulation and having an outer layer, in cases where it is leaking, it will probably not be noticeable from the outside. An internal water leak generally would be noticeable in the bottom of the tank. The more aged the storage tank is, the more likely its starting to decay and degrade. A rusting tank will need to be exchanged.

5. Will I require a repair or replacement water heater?

From our experience, we will accomplish a repair to fix the leak, considerably more often than needing to replace ones heater. The more quickly we are able to have a look at the scenario, the quicker we can carry out a repair ahead of the damage getting any worse. We do highly advocate that any repairs or [replacements](#) be carried out by a pro and not by yourself, to be sure they are carried out the right way and up to code. Many times, manufacturer warranties can be voided if perhaps a non-licensed individual works on it.