



Example of a water heater's high-temp pressure relief safety valve. Valve is "typically" designed to discharge if the water heater's pressure exceeds 150-PSI or the water temp approaches 210-degrees. Valve should be visibly checked at point of discharge (PVC line at base of valve or outside the house). If valve is leaking it may need to be replaced. Valve's toggle test lever on top can also be lifted to manually discharge water from the heater (be certain water is not leaking past valve after testing).

This information is not meant to be all-inclusive but is given as FYI to the Homeowner.

The "typical" life expectancy for an electric water heater can range between 10-12 years. Proper care & maintenance can extend or maximize the life expectancy.

Most manufacturers recommend annual flushing of their units. "Typical" steps to draining or flushing a water heater;

- ◆ turn off the power at the breaker,
- ◆ attach hose to the drain valve,
- ◆ turn off the cold water supply valve (located at water supply line to unit),
- ◆ open hot water tap at kitchen sink (breaks vacuum),
- ◆ open the drain valve and drain the unit,
- ◆ Make sure water is drained off to a suitable area (sewer, drain, etc.),
- ◆ turn the water supply back on, when the water from the drain runs clear shut the drain valve,
- ◆ fill the tank, close tap in kitchen and return power to the unit.
- ◆ **Consult your owner's manual for complete SAFETY & PREVENTIVE MAINTENANCE details.**

Temperature settings above 125-degrees greatly increase the risk for injury or scalding.

It is suggested that for safety and liability reasons both upper and lower thermostats be set below 125-degrees.

A Water Heater installed in an attic or other interior living space should be sitting inside a "drip pan" that has its drain plumbed outside or to an appropriate drain.

The temperature/pressure relief valve's "discharge pipe" is typically plumbed to the exterior of the structure. If it is not it should be plumbed to an appropriate area (i.e.: "drip pan", drain, etc). If water heater is installed in a garage and is not plumbed outside for safety reasons the pipe should extend to within 6" of the floor.



Location of low voltage reset button is "typically" on the top water heater thermostat. If water heater stops producing hot water check reset button before calling a plumber or repair tech. If reset continues to trip there is an electrical problem needing attention.

