

**AVENBURY LAKES
BUILDINGS & GROUNDS COMMITTEE
SAVINGS & SAFETY TIPS
#4
COMFORT & SAFETY**

Power Vented Water Heaters:

We all have them and they're not getting any younger.

Some things you can do to keep your water heater in good shape. Occasionally drain off a gallon of water from the tank to make sure there is not a lot of sediment build up. Sediment causes water heaters to use more energy and can cause premature failure.

A short piece of garden hose can be connected to the drain valve to drain off some water into the condensate drain near your furnace.

Draft inducer motors:

All power vented water heaters have them. They sometimes fail before the tank does. A couple of signs would be the sudden lack of hot water, the motor becomes very noisy and over heated or stops working altogether. Replacing just the motor is not cost effective on an older tank.

Pressure/Temperature Relief Valve:

Every water heater has one. If it starts to leak the valve could be starting to fail or may be an indication of something more serious.

Thermal Expansion Tanks:

Not every home has one. However, if your water heater needs to be replaced and you have either a check valve on your water heater system or a back flow device, the code requires that you install a thermal expansion tank. at that time if you do not have one now. They are not very expensive.

The Business Office has a list of contractors and volunteers that can address any of the above concerns if needed.