

AUGUST, 2009

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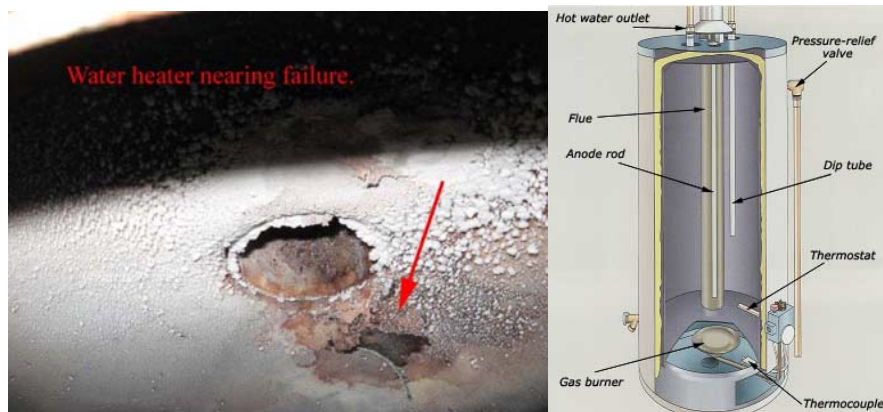
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Inspection Picture of the Month:

Death of a Water Heater... A common item discovered during a home inspection is rusting and leaking of water heaters. Most homeowners don't spend a lot of time inspecting their water heater. It's more fun to watch the grass grow. The home inspector is likely the first person to take a close look at this unit in a long time...



The most common mode of failure on gas-fired water heaters is for rusting to occur in the gas burner fire-pot area, where the vent pipe runs up through the unit, as shown below.



The average life of a gas-fired water heater is 12-15 years. Units in this condition need to be replaced, to prevent damage to the surrounding areas of the home.