

Tips and trends for homeowners, buyers and sellers

Replacing Your Water Heater



Most manufacturers suggest that homeowners replace their water heaters every 8–10 years. Since replacing a water heater is an advanced project, it's best to pay a professional in many cases. However, if you're an experienced DIY-er who's confident in their home improvement skills, this project will be much more suited for you to take on. Consider these steps as you work to replace your water heater.

1 Shut off the water supply and fuel source –

Use your home's main water shutoff valve to turn off the water flowing to the water tank. If you have an electric water heater, you'll want to turn off the circuit breaker on the water heater's circuit. If you have a gas water heater, you'll want to turn off the shutoff valve on the gas pipe leading to the water heater.

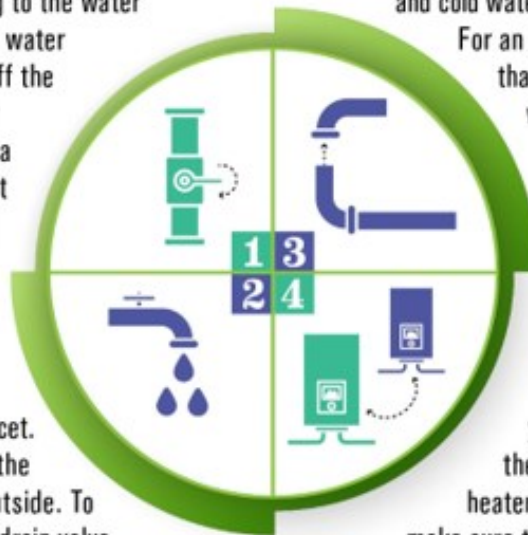
2 Drain the water heater tank –

Turn on the nearest hot water faucet. Use a garden hose to drain the tank into a floor drain or outside. To avoid sediment clogging the drain valve, you'll need to open it slowly. Let it drain completely before you turn off the valve and remove the hose.

3 Disconnect the water lines, then disconnect the power source –

Next, disconnect the hot and cold water lines from the old water heater. For an electric water heater, double check that the circuit is off and unscrew the wires and circuits. For a gas water heater, double check that the gas line has been shut off before you disconnect the gas line from the gas valve. Then, disconnect the water heater vent.

4 Make the swap – You are now ready to install your brand-new water heater. Clean the floor where the previous water heater was, put the new one in place and make sure that it is level. You may need to use brackets or straps to secure the new water heater if your area is subject to earthquakes.



Remember to use proper safety precautions before installing a new water heater. If you're uncomfortable performing any of the above tasks, contact a professional for assistance.



**BROUGHT TO YOU BY THE THOMSEN TEAM, A MEMBER OF
THE RESIDENTIAL REAL ESTATE COUNCIL**