

# Don't Let Your Water Heater Blow Its Top

Water heaters are common sources of property damage, fire hazards, and water loss when not properly maintained or monitored. Routine housekeeping and visual inspections can help prevent costly claims, injuries, and equipment failures. When safety features fail, a water heater can act as a literal rocket or missile. See below for some safety tips to keep you and your water heater from blowing its top!



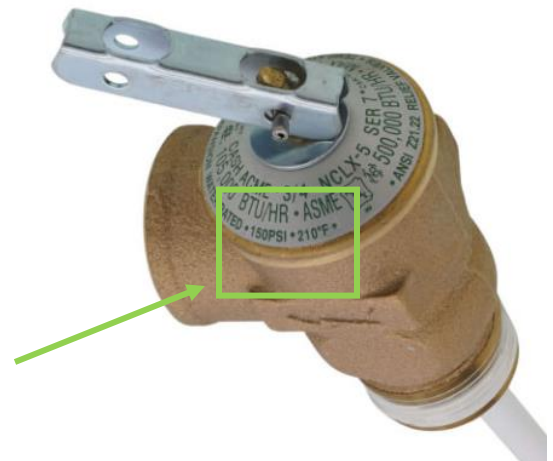
**"I don't know why you insist on making me blow my top!"**

## Safe Practices

- Maintain at least 3 feet of clearance around water heaters if possible.
- Do not store combustible or flammable items near the unit!
- Do not lean items against the water heater, vents, or gas lines.
- Ensure the water heater is secure and protected from accidental impact.
- Avoid using water heater room for general storage (*even I'm guilty of this one*).
- The recommended setting for hot water heaters is 120°F for most occupancies.
  - Temperatures too high increase the risk of burns and stresses the system.
  - Temperatures too low increase the risk of bacteria/mold forming within the system.
- Ensure you have a working Carbon Monoxide (CO) alarm near gas water heaters

## Visual Inspections

- Look for water dripping or pooling around the base.
- Excessive moisture near fittings or plumbing connections
- Look for any rust staining or corrosion
- Know the approximate age of the water heater. Units approaching their service life may warrant replacement planning.
- Ensure your Temperature and Pressure Relief (TPR) valve is compliant and safe.
  - Check the rating plate, physical connection, and discharge piping.
  - The rating plate must be rated for at least 150 psi and 210°F



**If you notice any potential issues with a visual inspection, contact a licensed plumber for guidance and to determine if further action is needed!**