



# 24hr Arctic Services

907-727-5718

## Water heater inspection and Tune up

Water heaters have five types Electrical, propane, tank less, side arm, and natural gas. Each one has its own set of problems that we would be looking for in an inspection. The biggest part of any inspection is you. You will be asked questions on how your unit is performing and how happy you are with the supply of hot water.

We will start with the side arm heater as it is the simplest of the five to discuss. There is only six points to check on those. These units use boiler water to make hot water. Those units are typically part of a boiler inspection so if you're purchasing a Groupon I don't recommend getting the one with the water heater tune up. I will be looking for leaks at the connections both boiler and domestic. Making sure the aquastat is working and the T&P is at the right temp and pressure. A code check is also done.

The electric water heater has a few parts that the others don't. Depending on its size it may have one element or two. Each element will have a thermostat. An AMP test will be performed to see how the elements are performing. The inspection will include looking for leaks and code issues.

Gas water heaters are pretty straight forward pilot light, burner, and gas valve. There are, however, more opportunities for failure. The inspection will check for leaks in the gas and water lines. We check the exhaust for failures such as leaks and improper install. Code compliance is important as this is a common cause for failure on home inspections. We check the heat exchange for delamination, water leaks, and age the water heater (life span left)

Tank less water heaters are a different animal entirely. With brute force they heat the water as it goes through the heat exchanger, no more than a gallon or two at a time. The inspections on these are more complicated and classify as a condensing boiler. So if you're buying a groupon you will have to get a separate inspection. The condensing boiler groupon is what you will need to have this unit done.

Thanks for choosing 24hr Arctic Services my name is JD and I can be reached at 907-727-5718 if you have any questions.

## Line Items:

Leaks gas and water	Heat exchanger
Co	Aging
Code	Delamination