

# **Home owner maintenance of**

## **Hot Water Heaters**

Maintenance is required on mechanical equipment, including hot water heaters. Living in Alberta we are subject to a wide variety of climate conditions. Because of this you are strongly advised to know where your hot water tank vent terminations are on your home. These require some periodic maintenance. Some seasonal requirements are to install and remove rodent screens on the intake and exhaust of the hot water heater. This screen is a static fit and is easily removed by pressing gently into the middle of the screen; this will loosen the screen to the point of nearly falling out. The screen should be removed in the fall and reinserted in the spring.

We strongly suggest in winter periodic snow check and removal at vent terminations is needed (under the pipe snow should be cleared and into the pipe frost should be cleared) If the air intake plugs your hot water heater will fail on a pressure switch and this is not an emergency or a warranty issue. Cost may occur if a needless service call occurs. The termination pipes are three inch and are 6 to 24 inches apart. They need to be clear of frost, snow and ice.

If your hot water heater fails the steps you may take to restart your tank by:

- 1: turn your heater off
- 2: go to your water heater termination (out side) and clear any frost or snow build-up
- 3: return to basement and turn water heater to on
- 4: wait for a moment, check controller for error message

If the error persists please write down the model and serial numbers of your water heater, please note the error code. In your water heater manual at the back, is a trouble shooting guide this information will be helpful to the service plumber when you call.