

## Reasons for a Leaking Tacoma Water Heater

Certainly not something that one wants to overlook or put off, is a leaking water heater. Even if it just appears to be a little leak, let's take care of the problem in a timely manner. Too many times Water Heater Repair Tacoma WA has noticed a minor leak is a sign of a bigger problem at hand, or just about to be at hand.

Aside from the possible problem the water heater itself may be having, one will want to make sure the water leaking does not damage the floor or walls in the area of the leak (not knowing where ones water heater is located). If that little leak becomes a major leak, the water damage could be costly.

Also, there are health concerns with mold and mildew if the wet areas stay wet for a long period of time. Some mold spores can be toxic and trigger health concerns the EPA warns.

And, we have yet to see a water heater leak go away or fix itself.

### Let's Figure Out From Where the Leak is Coming

Condensation can form in overly damp weather, so a small amount of water under or by the storage tank may not be a leak. Other appliances or a furnace drain line may be the culprit even. Do a good investigation to be sure.

Take a look at the plumbing fittings and the top, sides and bottom of the water heater next. If they appear to be dry, that is a good sign and again, may be coming from something else in the room. Not to be overly obvious, but look up directly above the water on the floor and see if an overhead pipe or something else may be the cause.

Here's a good test to perform next if all looks alright. Dry the puddle of water. Put some dry paper towels down on top of where the puddle was and check them periodically. If they stay dry all is well. If not and there is nothing else in the area to cause the water, then it looks like it is the water heater.

Once it is know that the heater is leaking, the first thing to do is turn off the power. For electric heaters turn it off at the circuit breaker. For gas heaters, set the dial to off. If the leak is substantial, obviously turn the water supply off as well.

Even if one is not feeling overly comfortable repairing the leak oneself, by helping locate the source of the leak will initially help the water heater repair company that will assist.

### Four Locations to Check for Leaks on the Water Heater

1. First check the bottom of the tank. There is a layer of insulation and the tank actually has two layers to it. An internal leak will usually be evident from the bottom of the tank. If the water heater is getting older, the inside will eventually rust and deteriorate and will need to be replaced.

2. The temperature and pressure relief valve, or called the T&P valve. It can be found on the side of the tank and has a pipe connected to it that runs down the side of the tank to the ground. It's purpose is the release extra pressure in the water storage tank. If it is leaking, water may seep out of it by the handle or around where it attached to the tank. Water may be

running down the pipe it is attached to. One can repair these leaks for the valves can wear out. However, it is good to be aware of this for the purpose of the valve is to make sure the tank does not blow up...so it's kind of important to say the least.

One should at least once a year lift the pressure relief valve to make sure some water will come out and stop again once the valve is released. If water still flows or for some reason the valve will not open, it needs replaced.

3. Next check the drain valve. It is simple enough to do. It is located on the side towards the bottom of the storage tank. It needs to be closed all the way, obviously. This is an easy fix if it is leaking. Many times these are made of plastic and can wear out. Just like testing the pressure relief valve yearly, this should be opened and closed to make sure it doesn't close up from lack of use.

4. Lastly, check the tightness of the cold and hot water connections to the water heater, located at the top. They might just need to be tightened. If after tightening them they still show they are leaking, replacing the connections usually will do the trick.

In future articles Water Heater Repair Tacoma WA go into detail on how to handle some of these repairs oneself..Let us know if you do not feel comfortable handling any of this yourself.

Reference:

[Hot Water Heater Repair Tacoma](#)