

Question: I believe that my hot water tank is about 15 years old and was wondering if there are any signs that I should be looking for to indicate if a new one is needed.

Bruce Richards, Breckenridge

Answer: Most of us take hot water at the turn of a tap for granted. Who hasn't had to wait to get a hot shower, or suffered through a quick cold one after someone else used all the hot water? The average household spends 20 to 40 percent of its energy budget on water heating and all those energy dollars are used for an appliance that has a life expectancy of only 8 to 15 years on country well water while city tanks may last up to 20 years..

Usually the tank rusts through at this age, and the entire appliance has to be replaced. The last thing anyone wants or needs is their hot water tank to burst and spew water all over their floor. One of the signs that the tank is on the verge is to look closely at the floor around the tank, see if there is any staining or signs of water.

You also want to look for signs of rust on, at or near the base of the tank. The taste or sight of rust in the hot water while in use is a key sign. My advise would be that if you are living in the country on well water, I would strongly advise you to budget for a new hot water tank soon. If you are a pro-active person rather than a re-active person, I would do it.... Now.

I welcome your questions please forward them to , Inspector Weeks ,c/o Peter Weeks Home Inspections PWHI@sympatico.ca or by phone at 613.290.3697.

Peter Weeks has been a Chelsea resident for 17 years. As a general contractor since 1988, he has been doing **Residential Home Inspections** for about three years. He is an Associate Member of OAHI (Ontario Association of Home Inspectors), CAHPI (Canadian Association of Home & Property Inspectors) and a member of the BBB and BNI. **He is a Qualified and Fully Insured Inspector.** You may Visit his Website at www.PWHOMEINSPECTIONS.COM.