

Water Heater

Definition: A device designed to generate hot water for domestic use.

Name Variants: water tank, gas water heater, electric water heater

Most Common Materials: metal, steel, glass-lined or stainless-steel structure interior

Most Common Components: storage tank, electric heating element, water supply inlet and water discharge outlet plumbing connections, pressure relief valve, low-voltage electrical connection (auto-ignition), temperature control module, flue gas chimney/stack, gas fired flame

Location and Inspection of Water Heater

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - Mobility for access to all areas of the property - Understanding of item's components
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Tools for Location & Inspection	Useful:	flashlight
	Required:	length measuring device

Common Locations:	Unit/Inside:	mechanical rooms, mechanical closets, basements
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How to Locate:	Visual Observation:	Look in the common locations and areas with access to plumbing
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Possible Deficiencies:	Deficiency 1:	Components are missing.
	Deficiency 2:	Heated water is not dispensed from faucet.
	Deficiency 3:	Discharge pipe terminates more than 6 inches above floor or waste receptor.
	Deficiency 4:	Chimney or flue piping is misaligned.

Deficiency 1: Components are missing.

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Limits access to hot water for personal hygiene (especially in cold weather) and cleaning.
	Operability:	Prevents use of water heater.

Health and Safety:	Severe:	This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.
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How to Inspect:	Visual Observation:	Look at the water heater to verify presence of common components. Look for other indications of a missing component such as leaking water, wet surfaces, holes, and the presence of mold.
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Record deficiency if:	a common component is missing.
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Deficiency 2: Heated water is not dispensed from faucet.

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Limits access to hot water for personal hygiene (especially in cold weather) and cleaning.
	Operability:	Prevents use of water heater.

Health and Safety: **Severe:** **This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.**

How to Inspect:	Action:	Turn handle of sink to activate hot water faucet.
	Visual Observation:	Look to see if water is being dispensed.
	Action:	Feel the water coming out of the faucet to determine if it is heating up.
	Request for Info:	Ask—if no water is dispensed at all after turning the hot water handle—the POA representative if the issue is due to the utilities being shut off for any reason. If they answer affirmatively, request documents that verify this information.

Record deficiency if: there is no water flow or hot water is not dispensed.

Deficiency 3: Discharge pipe terminates more than 6 inches above floor or waste receptor.

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Improperly discharged water creates ponding that creates a slip/fall hazard, which could injure residents.

Health and Safety:	Standard:	This is a standard health and safety issued requiring a correction, remedy, or act of abatement within 30 days.
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How to Inspect:	Visual Observation:	Look to see if a discharge pipe is attached to the pressure relief valve.
	Action:	Measure distance from exit of discharge pipe to waste receptacle.

Record deficiency if:	discharge pipe terminates more than 6 inches above floor or waste receptor.
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Deficiency 4: Chimney or flue piping is misaligned.

Rationale: Maintenance: Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.

Health and Safety: Improperly discharged fumes can induce carbon monoxide buildup, which could poison residents.

Health and Safety: **Severe:** **This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.**

How to Inspect: Visual Observation: Look at the flue piping to ensure it is be pitched upward toward the opening in the chimney. Ensure it is pitched and should be pitched at least ¼ " per foot in an upward direction, does not have a 90 degree elbow directly above the opening of the water heater exhaust, and does not have long horizontal runs.

Record deficiency if: chimney or flue piping is not properly aligned with the water heater exhaust.