Water Heater Inspection Checklist

This is an external visual survey, not a repair procedure. Leave for gas odor, CO alarm, smoke, electrical arcing, spraying hot water, or a bulging tank.

Equipment record

Manufacturer: _____

Model: _____

Serial / date code (keep private): _____

Fuel / type: _____

Nominal tank size or flow rating: _____

Installation date: _____

Warranty end date: _____

EnergyGuide annual use: _____

UEF: _____

Immediate stop-use conditions

- ☐ Gas odor or suspected fuel leak
- ☐ Carbon-monoxide alarm
- ☐ Smoke, soot, flame rollout, or burning odor
- ☐ Water contacting electrical equipment
- ☐ Tank bulging, spraying, or ruptured
- ☐ Temperature-and-pressure relief discharge is uncontrolled
- ☐ Severe corrosion, unstable mounting, or structural damage

Do not

Do not cap a relief pipe, bypass a safety switch, open energized panels, adjust gas valves, patch a pressure vessel, or step into water to reach a breaker.

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Trace only externally visible moisture. Water can run from plumbing above the unit and make the tank appear to leak.

External leak survey

Location	Dry	Damp / drip	Active leak	Notes
Cold-water shutoff / connector				
Hot-water outlet				
Expansion tank				
Relief valve body				
Relief discharge pipe				
Drain valve				
Condensate line / pump				
Drain pan / drain				
Tank seam or bottom				
Plumbing above / nearby equipment				

Temperature and delivery

Control setting: _____

Measured hot-water temperature: _____

Fixture measured: _____

Time allowed to stabilize: _____

Hot water runs out after: _____

Recovery time: _____

Residential starting point

DOE uses 120°F as the ordinary residential starting point. Higher storage temperatures require system-specific design and anti-scald protection.

Water Heater Replacement Planning

Compare the full installation, capacity, support, and ownership cost. Do not compare the tank price alone.

Household demand

Household occupants: _____

Simultaneous showers: _____

Large tub / high-flow fixture: _____

Dishwasher loads per week: _____

Laundry loads per week: _____

Peak-use description: _____

Replacement-category screening

Condition	Storage	Tankless	Heat pump	Notes
Peak short-term demand				
Space / clearance				
Gas line / meter				
Electrical service / panel				
Venting / combustion air				
Condensate route				
Ambient room temperature				
Water hardness / maintenance				
Noise / adjacent room				

Professional checks required

- ☐ Electrical load and circuit
- ☐ Gas line, fuel type, venting, and combustion air
- ☐ Pressure, expansion, relief piping, and mixing valve
- ☐ Permit and local code
- ☐ Condensate and drain
- ☐ Seismic or structural requirements

Water Heater Replacement Planning

Record total costs, verified annual energy, warranty, and installation scope before approving the replacement.

Cost comparison

Cost / performance	Current unit	Candidate A	Candidate B
Purchase price			
Delivery / haul-away			
Installation			
Electrical work			
Gas / vent work			
Condensate / plumbing			
Annual kWh / therms			
Annual variable energy cost			
Verified rebate			
Warranty / labor			
First Hour Rating / flow			

Final decision

Chosen model / category: _____

Why this option fits: _____

Installer: _____

Permit / inspection: _____

Delivery date: _____

First-run temperature verified: _____

Warranty / receipt storage: _____

Next maintenance date: _____