

Conventional Water Heater (with Tank)

Installation | Replacement | Maintenance

Hot water is a non-negotiable comfort in your home — and a properly working water heater ensures it's always there when you need it. Bayshore Plumbers is proud to offer **professional installation, timely replacement, and expert maintenance** of conventional tank-style water heaters for Bay Area homeowners.

WHAT TO EXPECT WHEN OUR TECHNICIAN ARRIVES

Step-by-Step Onsite Process:

1. **Initial Assessment & Diagnosis**
 - We review your current water heater's age, type (gas/electric), performance, and any symptoms like inconsistent temps, noise, or leaks.
2. **Site Safety & Code Check**
 - We ensure the area is code-compliant (ventilation, clearances, earthquake straps, drip pans, etc.).
3. **Drain & Remove Old Unit (if replacing)**
 - The old tank is carefully drained, detached, and hauled away.
4. **New Unit Setup & Install**
 - We install the new heater (or repair parts), including secure gas, water, and vent connections. Expansion tanks and earthquake straps added if needed.
5. **Test & Flush**
 - We test pressure, temperature, and safety shutoff valves. A full flush ensures no debris remains inside.
6. **Walkthrough & Education**
 - We explain your new system, maintenance tips, and warranty. You'll know what to look for and how to operate it confidently.

Typical Job Time:

- Installation or replacement: **2–4 hours**
- Maintenance or flush: **45 minutes – 1 hour**

WHAT IS THIS FIXTURE FOR? WHY IS IT IMPORTANT?

A **conventional water heater** stores hot water in an insulated tank — typically 30 to 75 gallons — keeping it ready on demand for showers, laundry, and more.

Key parts include:

- **Thermocouple** (in gas models): A safety device that shuts off gas if the pilot light goes out.

- **Anode Rod:** A sacrificial rod that protects your tank from corrosion.
- **Dip Tube:** Brings cold water to the bottom so hot water stays on top.
- **TPR Valve:** A safety valve that releases pressure if it gets too high.

Over time, sediment buildup, rust, or aging components can reduce efficiency, shorten lifespan, or lead to leaks. That's why maintenance — and timely replacement — matters.

REPAIR OR REPLACE? YOUR OPTIONS

Depending on the unit's condition and your household needs, we may recommend:

- **Repair** — Replace specific components like thermocouples, thermostats, or pilot assemblies
- **Spot Repair** — Patch or flush to resolve minor leaks or sediment issues
- **Full Replacement** — Replace the full tank with a newer, energy-efficient model
- **Upgrade** — Switch to larger tank, high-efficiency, or tankless system if desired

COMPARE YOUR OPTIONS

Option	Pros	Cons	Budget	Ideal When	Time to Complete
Repair	Cost-effective, fast	Only buys time for aging units	\$	Minor part failures on newer units	1–2 hours
Spot Repair	Fixes issues like leaks or noise	Doesn't extend full tank lifespan	\$--\$	Sediment buildup, minor corrosion	1–2 hours
Full Replacement	New warranty, efficiency, peace of mind	Higher upfront cost	\$\$--\$\$\$	Old tank (8–12+ yrs), ongoing issues	2–4 hours
Upgrade	Long-term savings, fits modern hot water needs	May require additional plumbing/config	\$\$\$	Growing family, remodeling, high demand	Half day – Full day

HOMEOWNER TIPS & TRICKS

- **Flush the tank once a year** to prevent sediment buildup (or let us do it during annual maintenance).
- **Check water temp** — 120°F is safe and efficient.
- **Watch for signs** like popping noises, rust-colored water, or puddling.
- **Replace the anode rod** every 3–5 years to prolong tank life.
- **Ensure clear access** to the heater and proper ventilation (especially gas units).

RELIABLE HOT WATER, PEACE OF MIND

Whether you're planning ahead or responding to an emergency, Bayshore Plumbers brings unmatched professionalism, certified technicians, and courteous care to every job. We're **local, licensed, and family-owned** — and we treat your home like our own.

 **Call us today** to schedule your water heater service or get a free replacement estimate!

FREQUENTLY ASKED QUESTIONS (FAQ's):

1. How do I know if my water heater needs to be replaced?

Most conventional water heaters last about **8–12 years**. Signs it's time for a replacement include: inconsistent water temperature, strange popping noises, rusty water, visible leaks, or puddling around the base. We can inspect and let you know if a repair or full replacement makes more sense.

2. What's the difference between a repair and a full replacement?

Repairs may involve replacing individual components like the thermocouple, thermostat, or pilot assembly. A full replacement means installing a brand-new tank, which includes updated safety features, better energy efficiency, and a fresh warranty — ideal if your current unit is old or unreliable.

3. How long does it take to install or replace a water heater?

A standard installation or replacement typically takes **2 to 4 hours**. This includes safely removing the old unit, setting up the new one, securing all water/gas/electrical connections, testing for leaks, and reviewing operation with you.

4. How much maintenance does a conventional water heater need?

Minimal — but it's important. We recommend a **yearly flush** to remove sediment, checking the temperature (keep it around 120°F), and replacing the **anode rod every 3–5 years**. Regular maintenance extends your heater's lifespan and reduces the chance of leaks.

5. What size tank do I need for my home?

That depends on household size and usage. A family of 2–3 usually needs a **40-gallon tank**, while larger households may require **50–75 gallons**. We'll evaluate your needs and recommend the right size during our assessment.

6. Should I switch to a tankless water heater instead?

Tankless systems offer endless hot water and better efficiency, but they require a larger upfront investment and sometimes plumbing modifications. If you're remodeling or planning to stay long-term, it might be worth upgrading — and we'll walk you through both options so you can decide confidently.