

TODD CREEK VILLAGE

METROPOLITAN DISTRICT

Proud to be your area water provider



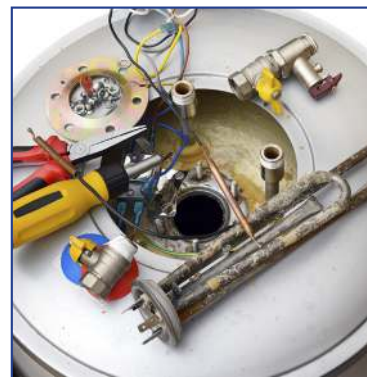
The 4-1-1 on Extending the Life of Your Water Heater

Water, by its very nature, is variable. It's also aggressive in its interaction with external minerals and elements it encounters on the surface of pipes and tank lining. This is, in part, due to the filtration process water undergoes to make it potable, wherein the water is pretty much stripped of its inherent minerals. When the treated water meets these other minerals and elements, especially when you factor in the temperature of the water in the tank, it reacts by developing corrosive qualities that result in sediment, rust, and contaminants sinking to the bottom of the tank.

Over time, the sediment buildup can result in the loss of heating power, failed components such as clogged pipes or the heating element, and possible health issues for those who use the water. With this in mind, there are steps you can take to help extend the life of your water heater, and at the same time, boost the performance and efficiency which can also save you money on your utilities.

Flush the Tank: Every six to twelve months, drain a few gallons of water from your water heater into a bucket and examine it. If you see signs of dirt and debris, you should do a full flush and clean of your water heater. If you don't feel comfortable doing it yourself, a plumber can do this for you.

Check the Anode Rod (sacrificial anode): The anode rod is a piece of metal installed in the water heater specifically to attract corrosion before it can reach the tank of the water heater itself. Once the rod is fully corroded, the tank can begin to rust and incur irreversible damage. You should check the anode rod at least annually, and if it is nearly or fully corroded, it's time to replace it with a new one. Some water heater models actually allow for the installation of a second anode rod.



It's also worth noting that a majority of the homes (except for Heritage Todd Creek) on our water distribution are on a septic system and basement drains are attached to the septic system. A leaking water heater can back up a septic tank so it's important to check periodically to make sure that your water heater isn't leaking because it could result in major repair costs. We recommend that you consult with a licensed plumber for questions related to your specific water heater brand/model.

For more information about your water quality and much more, be sure to check the FAQ section of our website.

TRANSPARENCY NOTICE: Board Meetings are held every 2nd Thursday at 2:00 pm at the Todd Creek Golf Club, 8455 Heritage Dr, Thornton, CO 80602. The public is always welcome.



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10450 E. 159th Ct. • Brighton, CO 80602
303-637-0344 • ToddCreekVillage.org