SITE survey. APP

SITE SURVEY REPORT

Water Heater Maintenance Checklist

Prepared for	Midtown Courtyard Properties LLC
Date	8 Oct 2026
Site	1820 P Street apartments, Sacramento
Prepared by	M. Delgado

FORM

Water Heater Maintenance Checklist

1. Visit details

Project	1820 P Street apartments, Sacramento: water heater maintenance (completed example)
Site address	1820 P Street, Sacramento, CA 95811
Client or owner	Midtown Courtyard Properties LLC
Location (GPS)	38.5716, -121.4836
Visit date	8 Oct 2026
Technician	M. Delgado, plumber
Building or units	4-unit apartment building with garage and shared laundry
State	California
Type of visit	Annual inspection
Plumbing or maintenance company	Capitol Valley Plumbing Inc.

> California Seismic Safety Commission: new and replacement water heaters are required by law to be anchored or strapped to resist falling during earthquakes, and home sellers must certify to buyers that water heaters are braced. The Division of the State Architect gives the specific requirements.

> The US Consumer Product Safety Commission urges lowering water heaters to 120 °F to prevent tap water scalds, and to check the temperature with a thermometer at the faucet.

> This is a maintenance record. It is not a permit inspection or a code compliance certificate. Relief valve ratings, expansion tank pressures, vent sizes, clearances and flushing intervals come from the maker's instructions and the local code.

2. Water heaters by location

Locations 1: Unit A, hall closet

Location	Unit A, hall closet
Where is it?	38.5716, -121.4837

Water heaters here 1: WH-1

Heater tag	WH-1

Type	Tank, gas
Make and model	Atmospheric gas tank heater, 40 gal
Serial number	WH-EXAMPLE-0301
Input rating	36,000 Btu/h
Capacity (gallons) or flow rating	40 gal
Age in years	4

Photos: heater and rating label



No leaks at the heater, fittings, valves or connections	Acceptable
Drain pan and drain line fitted and clear, where the location or local code needs one	Acceptable
Shutoff valves on the supply present and working	Acceptable
Protected from flooding and vehicle impact where that is a risk (garage, basement)	Acceptable
Clearances and access as the maker's instructions say; no storage against the heater	Acceptable
Temperature and pressure relief valve fitted	Acceptable
Relief valve discharge pipe fitted, unobstructed, and ending where the local code allows	Acceptable
Relief valve tested as the maker says: water flows and the valve reseats without dripping	Acceptable

Tank drained or flushed and sediment removed	Acceptable
Vent connector secure, joints sound, no corrosion or signs of spillage at the draft hood	Acceptable
Combustion air openings clear; no flammable liquids stored near the heater	Acceptable
No gas leak found at the connection (leak solution or detector)	Acceptable
Burner, pilot or igniter clean; flame as the maker describes	Acceptable
Anode rod	Partly used
Expansion tank fitted?	No
Temperature setting on the control	Between the WARM and HOT marks
Hot water temperature at the nearest faucet (°F)	119
Highest temperature you accept at the faucet (°F)	120
Temperature	At or below your figure
Seismic straps or bracing	Strapped or braced
This heater: not checked	0
This heater: needing action	0
Recommendation	Keep in service
This location: heaters	1
Needing action	0
Not checked	0

Locations 2: Unit B, hall closet

Location	Unit B, hall closet
Where is it?	38.5717, -121.4836

Water heaters here 1: WH-2

Heater tag	WH-2
Type	Tank, gas

Make and model	Atmospheric gas tank heater, 40 gal
Serial number	WH-EXAMPLE-0302
Input rating	36,000 Btu/h
Capacity (gallons) or flow rating	40 gal
Age in years	4
No leaks at the heater, fittings, valves or connections	Acceptable
Drain pan and drain line fitted and clear, where the location or local code needs one	Acceptable
Shutoff valves on the supply present and working	Acceptable
Protected from flooding and vehicle impact where that is a risk (garage, basement)	Acceptable
Clearances and access as the maker's instructions say; no storage against the heater	Acceptable
Temperature and pressure relief valve fitted	Acceptable
Relief valve discharge pipe fitted, unobstructed, and ending where the local code allows	Acceptable
Relief valve tested as the maker says: water flows and the valve reseats without dripping	Acceptable
Tank drained or flushed and sediment removed	Acceptable
Vent connector secure, joints sound, no corrosion or signs of spillage at the draft hood	Acceptable
Combustion air openings clear; no flammable liquids stored near the heater	Acceptable
No gas leak found at the connection (leak solution or detector)	Acceptable
Burner, pilot or igniter clean; flame as the maker describes	Acceptable
Anode rod	Good
Expansion tank fitted?	No
Temperature setting on the control	Between the WARM and HOT marks

Hot water temperature at the nearest faucet (°F)	117
Highest temperature you accept at the faucet (°F)	120
Temperature	At or below your figure
Seismic straps or bracing	Strapped or braced
This heater: not checked	0
This heater: needing action	0
Recommendation	Keep in service
This location: heaters	1
Needing action	0
Not checked	0

Locations 3: Garage

Location	Garage
Where is it?	38.5715, -121.4835

Water heaters here 1: WH-3

Heater tag	WH-3
Type	Tank, gas
Make and model	Atmospheric gas tank heater, 50 gal
Serial number	WH-EXAMPLE-0303
Input rating	40,000 Btu/h
Capacity (gallons) or flow rating	50 gal
Age in years	11

Photos: heater and rating label



No leaks at the heater, fittings, valves or connections	Acceptable
Drain pan and drain line fitted and clear, where the location or local code needs one	Acceptable
Shutoff valves on the supply present and working	Acceptable
Protected from flooding and vehicle impact where that is a risk (garage, basement)	Acceptable
Clearances and access as the maker's instructions say; no storage against the heater	Acceptable
Temperature and pressure relief valve fitted	Acceptable
Relief valve discharge pipe fitted, unobstructed, and ending where the local code allows	Acceptable
Relief valve tested as the maker says: water flows and the valve reseats without dripping	Acceptable
Tank drained or flushed and sediment removed	Acceptable
Vent connector secure, joints sound, no corrosion or signs of spillage at the draft hood	Acceptable
Combustion air openings clear; no flammable liquids stored near the heater	Acceptable
No gas leak found at the connection (leak solution or detector)	Acceptable

Burner, pilot or igniter clean; flame as the maker describes	Acceptable
Anode rod	Heavily corroded or used up: replace
Expansion tank fitted?	Yes
Expansion tank pre-charge measured (psi)	58
Lowest acceptable pre-charge (psi)	55
Highest acceptable pre-charge (psi)	65
Expansion tank	Within your figures
Temperature setting on the control	Between the WARM and HOT marks
Hot water temperature at the nearest faucet (°F)	118
Highest temperature you accept at the faucet (°F)	120
Temperature	At or below your figure
Seismic straps or bracing	Not strapped: required here
This heater: not checked	0
This heater: needing action	2

Photos of what needs action



Recommendation	Repair
Why, and the estimated cost if known	Replace the anode rod and fit a strap kit now (estimate $380 to $450 parts and labor). At 11 years old, budget for replacement in the next 1 to 2 years.
This location: heaters	1

Needing action	2
Not checked	0

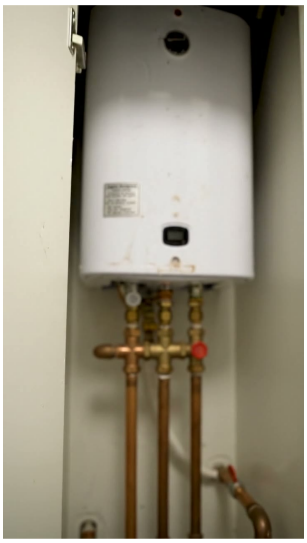
Locations 4: Laundry room

Location	Laundry room
Where is it?	38.5716, -121.4835

Water heaters here 1: WH-4

Heater tag	WH-4
Type	Tank, electric
Make and model	Wall-mounted electric tank heater, 20 gal
Serial number	WH-EXAMPLE-0304
Input rating	3,000 W, 240 V
Capacity (gallons) or flow rating	20 gal
Age in years	6

Photos: heater and rating label



No leaks at the heater, fittings, valves or connections	Acceptable
Drain pan and drain line fitted and clear, where the location or local code needs one	Acceptable
Shutoff valves on the supply present and working	Acceptable

Protected from flooding and vehicle impact where that is a risk (garage, basement)	Not applicable
Clearances and access as the maker's instructions say; no storage against the heater	Acceptable
Temperature and pressure relief valve fitted	Acceptable
Relief valve discharge pipe fitted, unobstructed, and ending where the local code allows	Acceptable
Relief valve tested as the maker says: water flows and the valve reseats without dripping	Acceptable
Tank drained or flushed and sediment removed	Acceptable
Disconnect, wiring and access covers in place; no heat damage	Acceptable
Elements and thermostats working (both thermostats set the same on two-element heaters)	Acceptable
Anode rod	Partly used
Expansion tank fitted?	No
Temperature setting on the control	120 °F on both thermostats
Hot water temperature at the nearest faucet (°F)	120
Highest temperature you accept at the faucet (°F)	120
Temperature	At or below your figure
Seismic straps or bracing	Strapped or braced
This heater: not checked	0
This heater: needing action	0
Recommendation	Keep in service
This location: heaters	1
Needing action	0
Not checked	0
All locations: heaters	4

Needing action	2
Not checked	0

3. Result, actions and sign-off

Items needing action	2
Result	Action needed before the next visit

Actions 1: WH-3 (garage): replace the anode rod, which is used down to the core wire.

Action	WH-3 (garage): replace the anode rod, which is used down to the core wire.
Priority	Within 30 days
Who will do it	Capitol Valley Plumbing Inc.
Due by	6 Nov 2026
Status	Open

Actions 2: WH-3 (garage): fit a seismic strap kit to the 50 gal heater; it has no straps.

Action	WH-3 (garage): fit a seismic strap kit to the 50 gal heater; it has no straps.
Priority	Within 7 days
Who will do it	Capitol Valley Plumbing Inc.
Due by	15 Oct 2026
Status	Open
Actions still open	2
Decision	In service, with the listed actions
Next check or re-inspection date	15 Oct 2026
Summary for the client	Four heaters inspected and flushed, relief valves tested and reseated, no gas leaks found, hot water between 117 and 120 °F at the nearest faucet against the owner's 120 °F figure. The 11-year-old garage heater WH-3 has a used-up anode rod and no seismic straps. Straps are booked for next week and the anode within 30 days. Plan to replace WH-3 in the next 1 to 2 years.
Technician name	M. Delgado

Technician signature



Owner or property manager name	K. Tran, property manager

Owner or property manager signature

