YELL FOR GEORGE!

GEORGE PLUMBING CO.

Trusted by San Antonio Realtors. Since 1947.

Purpose:
Quick way for realtors to verify age and visible condition of water heaters before inspections.

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1. Identify the Manufacture Date

☐ Locate data plate

☐ Note manufacture date

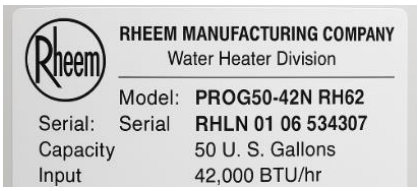
☐ Document serial number if unsure

☐_____

2. Quick Serial Number Patterns

(Common Serial # Formats)
☐ MMYY (e.g., 0312 → Mar 2012)
☐ YYMM (e.g., 1203 → Dec 2003)
☐ Letter + Year (A–L = Jan–Dec; e.g., H15 → Aug 2015)

☐ WWYY (e.g. 1425 → 14th week of 2025)
☐ Unsure? Yell for George!



01 06 =
January 2006

3. Performance Clues

☐ Rumbling or popping (sediment buildup)

☐ Slow recovery time reported by seller
☐ Water temperature inconsistent

4. Signs of Wear or Failure

☐ Rust around top fittings
☐ Rust or water in the drain pan
☐ Corrosion on nipples or shutoff valve
☐ Burn marks (gas heaters) near draft hood
☐ Moisture at the base of the tank

WHEN TO FLAG FOR PRE-LIST ATTENTION

☐ Heater is older than typical lifespan (8-12 years)
☐ Visible corrosion or past leaks
☐ Active leaks, moisture, or rust trails
☐ T&P line improperly routed or leaking

QUICK REALTOR REMINDERS

☐ Age + appearance shape buyer expectations

☐ Set seller expectations early if heater shows wear

☐ Fixing small issues pre-list prevents big credits later

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