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Dear Homeowner,

The \$64,000 Question is Tankless vs. Traditional water heaters. From that question, you can tell how old I am! My bet is that the majority of you don't even remember that TV show.

When we have extended cold weather, traditional water heaters are more susceptible to breaking. This winter has been a nightmare for homeowners having to wait for plumbers. I certainly hope you were not one of those unhappy folks.

When you are building a new house, a good option is a tankless water heater. But, if you are replacing a water heater, you will have to decide if you want to spend the extra money because they are more expensive than a traditional water heater.

Average cost to replace the traditional tank is \$1,100 to \$1,500. The average cost to install a tankless water heater is between \$2,100 around \$2,500.

When you will save about 30% on energy bills, plus the Peace of Mind of not having to worry about the tank ever breaking, it could be worth the extra money. (Especially if it happens on the weekend or vacation.)

When you have a residential service contract (home warranty) and the water heater needs to be replaced the company will pay for the traditional water heater, and you can use that money to offset purchasing a tankless water heater.

Here are some of the costs you would **not** have to worry about again:

- Extra labor when replacing the water heater above the ground level
- If there is inadequate work space, the labor fees for access to the water heater
- Labor to move old heater to curbside
- Code Upgrades
- 18" stand

- Drain Pan
- Flue fittings
- Water sensing and automatic shut-off unit installed in pan
- Installation of a drain line from the drain pan to the outside of house (required on pier and beam houses)

One other advantage is that if the water heater is in a closet, you gain that space for other uses.

PEST TIPS

Fire ants do not bite; they sting like wasps and bees. They hold on with their mouthparts and inject venom into skin through a smooth - not barbed - stinger. They are social insects and live in colonies with up to 200,000 to 400,000 workers. A fire ant colony consists of three types of ants - workers, males, and queens. **They usually swarm in late spring and summer, but a swarm can occur anytime in the year.**

Past attempts of extinction have done little to inhibit the tremendous march of these persistent pests. Most of these programs actually helped the fire ants by wiping out other species of ants that competed with the fire ants for food. Any bait designed to kill fire ants must contain the perfect mixture of a carrier, attractants, and a killing agent or insecticide. This killing agent cannot be too strong. If a worker ant detects an insecticide in its food (bait), the food will be rejected by the entire colony.

The bait is distributed to the other workers by regurgitating liquids (**hope you are not eating lunch while you are reading**), who (in turn) feed 10 or more workers, who feed other workers - eventually reaching the queen and her workers.

Nations Residential Service contract does not cover fire ants. Pest coverage contractors treat fire ants by spraying inside the house. They use bait or spray on the outside, depending on the season. During the summer they use bait, as workers will carry bait back to the queen, causing the mound to die. If you want your home and yard treated, please call for a quote.

Remember to renew your home warranty. You get to chose yearly or monthly!

