

Plumbing Maintenance Checklist

	Perform an in-depth leak check throughout your home.
	Test out shut-off valves on water supply lines under fixtures.
	Check any visible pipes and joints for signs of corrosion: bluish-green deposits on brass and copper, rust on
	iron and steel. While there may be no problems as of yet, leaks will eventually develop. Consult with a
	plumber to determine the best course of action.
	Look and listen to the drains in your sinks, tubs, and showers. A slow drain is an obvious indicator of a clog;
	gurgling could mean the same, or a blockage in the drain vent. While some blockages can be dealt with by
	the amateur, if you can't solve the problem by manually clearing the drain or using vinegar and baking soda,
	it could mean the issue is further down the line, requiring professional attention.
	Clean out the p-traps under your sinks to help protect against future clogs.
	While you're under the sink, take a good look around for leaks, or signs thereof: stains, mildew, warping, or
	peeling. Not every leak is constant, and a seemingly dry area may be hiding damage below.
	Garbage disposal? There's likely regular maintenance recommended by the manufacturer. At the very least,
	give it a quick cleaning using ice cubes made of white vinegar.
	If your refrigerator has an ice maker, take a look at the water supply tubing and connection to ensure no
	leaks are present.
	Check faucet aerators and shower heads for clogs or debris, and clean them if necessary.
<u> </u>	Examine the caulking around the tub/shower, shower doors, toilet bases, and sinks (including the kitchen). If
	any spots are dried out, missing, or otherwise iffy, thoroughly remove the old caulk and replace with some
	fresh silicone.
	Without using too much force, try to move or rock your toilets. If there's movement, check the mounting bolts
	at the base. If these are tight, the flange may need to be replaced and the toilet reinstalled.
	Remove the tank lids off your toilets and check for any obvious signs of wear or damage to parts.
	If you have a running toilet – and the flapper is in good shape, forming an even seal – perform some
	troubleshooting to determine the problem. Many times this is a quick and easy fix.
	Any rarely used toilets in the house? Give them a flush to make sure things are as they should be.
	Examine washing machine hoses for cracks or brittleness, ensure the connections are secure, and that the
	surrounding walls and floor are dry.
	Check your water pressure regularly using a test gauge. An ideal pressure is somewhere between 40-65
	psi. High pressure can mess with valves and fixtures, and can even cause blowouts in supply lines.
	If you haven't done so in the past year, flush your water heater and replace the anode rod, if necessary.
	Check the Temperature and Pressure Relief valve on your water heater for proper operation.
	Be sure to know the locations of the main water shut-off, as well as your sewage cleanouts, and give them a
	quick test and once-over to ensure everything is awesome.