

Security Plumbing

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Home Maintenance Schedule

Water Heater:

- Recommend replacing every 10 years.
- Inspect every 5 years.
- Inspect top of heater for leaks or corrosion once a month.

Emergency shut-off valves:

- Replace every 10 years.
- Inspect every 5 years.

Supply lines:

- Replace every 5 years.
- Inspect every year.

Sewer:

- Inspect main line w/camera every 10 years.
- Inspect drains under sinks once a month for leaks or corrosion.

Toilets:

- Replace internal parts every 3 years.
- Replace toilet every 10 years.
- Inspect base for leaks once a month.

Pressure regulator:

- Replace every 5 years.
- Test w/gauge every year.
- Inspect for leaks or corrosion once a month.

Laundry:

- Replace hoses every 5 years.
- Inspect hoses for corrosion every month.
- Replace valves every 10 years.

Tub/Shower:

- Caulk fixtures every year.
- Check for cracks in tile, fiberglass etc. every month and repair ASAP.
- Test ceramic tile shower pans every 5 years.

Hose bibs:

Replace every 5 years.

Inspect for leaks every month.

General:

Inspect under bath and kitchen cabinets every month for water, corrosion, mold or mildew. Correct any of these problems ASAP.

Recommendations:

Install water proof material under bath and kitchen cabinets to prevent water damage.

Change out all gate valves (round handle) to ball valves (lever handle).

When installing emergency shut-off valves install all brass _ turn valves and braided stainless steel supply lines.

Install a water treatment system to prevent corrosion of copper pipe and fixtures.