

Plumbing Maintenance Checklist & Guidelines

General Best Practice:

Exterior Water Shutoff - Know where and how to shut off in case of emergency. Shutoffs are located outside your front door either to the left or right. The shutoffs control both units: upper and lower. If your pressure suddenly seems low or high, contact management immediately for a pressure regulator check.

Hoses – Stainless braided preferred.

Stops – New stops should be installed allowing easy shut off when not occupied or in the event of an emergency. Old stops seize up and you will not be able to shut off and risk breakage when you do attempt to shut off.

Specific Recommendations:

Washing Machine

- Replace rubber supply lines with braided hoses
- Make sure washer drain hose is securely in place
- Visually inspect for leaks at supply lines and connections. Also check for any bulges in lines
- Install shut offs if not occupied year round and shut off when not occupied

Hot Water Tanks

- Hot water tanks have a maximum life of 10-12 years
- Visually inspect for leaks
- Replace if hot water tank is near max life or shows any signs of leakage
- Install pan under all new hot water tanks – *city code for second floor installations*
- Securely strap tank to wall
- Install shutoffs for tank to be used in case of emergency and when not occupied

Sinks - Kitchen and Bath

- Check for leaks in all supply and drain lines/pipes and at sink drain connection at bottom of sink
- Replace stops and install braided supply lines to faucets

Tub/Shower

- Inspect diverter valve and/or tub spout for leaks inside of wall
- Recommended: immediately replace tub spout shower diverter valve
- Caulk any open areas in tub and shower

Toilets

- Replace stop and install braided supply line
- Check internal (tank) toilet parts and verify flapper is not leaking
- If toilet wobbles, replace wax ring and check for cracks
- Shut off when home is not occupied

Refrigerator

- If ice maker or water is installed, visually inspect to make sure it is secure and there are no leaks.
- Install shut off if home is not occupied year round.

Condensation drain Air Conditioner

- Vacuum or blow out condensation line to avoid water back up into unit and eliminate mildew, dust, sand accumulations

Dishwasher

- Install new stop and new braided water supply line to Dishwasher
- Check dishwasher for clogs in drain
- Visually inspect to verify drain is connected and not leaking

Sink Disposal

- Visually inspect drain hose to ensure it is not kinked or leaking under the sink