



Home Plumbing Safety & Water-Efficiency Checklist (Maryville Edition)

From David Casto, owner of The Platinum Plumber—licensed, neat, and local.

Safety first (keep this on your fridge)

- **Main water shutoff:** Note its location and test quarterly (turn off/on gently).
- **Gas shutoff & water heater breaker:** Know where they are.
- **Call a pro immediately** if you smell gas, see the water-heater **T&P valve** dripping/spraying, have a sewer backup, ceiling sagging from a leak, or rapidly rising water bill.

Monthly / Quarterly Quick Checks

- **Silent-leak test (15 min):** Make sure no fixtures are running; check the water meter. Movement = leak to find.
- **Toilet dye test:** 5 drops food coloring in the tank; if bowl colors within 10 minutes, replace flapper/seat.

- **Supply lines & stops:** Inspect under sinks/ toilets for bulges, rust, or drips; hand-snug as needed.
 - **Exercise shutoff valves:** Quarter-turn ball valves: off → on. (Skip if a valve is stuck—don't force it.)
 - **Water pressure check:** Hose-bib gauge target **50–70 psi** (never >80). High/low pressure? Have us inspect the **PRV**.
 - **Clean aerators & showerheads:** Unscrew and rinse debris; soak in white vinegar if needed.
 - **Sump pump test (if present):** Pour a bucket of water until it cycles; verify dedicated outlet/ GFCI.
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Seasonal Checks

Spring

- Inspect **hose bibs** for freeze damage, interior leaks, or weeping.
- Clear yard drains/ window wells; keep the meter box accessible.
- **Water heater mini-flush:** Drain 1–2 gallons of water (let cool; follow manufacturer steps).
- Crawlspace scan: look for damp soil, dripping traps, or green/white mineral crust.

Summer

- **Irrigation audit:** Fix broken heads, watch for mushy spots; set efficient watering schedule.
- Confirm water-heater setpoint **120°F** (safe + energy-smart).
- Check outdoor spigots/ laundry connections for leaks while hoses are pressurized.

Fall

- Disconnect hoses; install **frost covers** on hose bibs.
- Insulate exposed pipes in garages/ crawlspaces.
- Test smoke/CO alarms near gas appliances; replace batteries.

Winter (hard freezes)

- Open vanity doors on exterior walls; let warm air in.
 - Drip a cold faucet line when temps drop <20°F.
 - Know the safest **drain-down** for vacant days (call us if unsure).
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Annual / As-Needed

- **Replace rubber supply lines** with braided stainless (toilets, faucets). Age out at **5–7 years**.
 - **Anode-rod check** (2–3 yrs typical): extends tank life—usually a pro job.
 - **Repairs on running toilets & dripping faucets**: small parts, big savings.
 - **PRV inspection/ adjustment** if house-wide pressure changes.
 - **Backflow test** for irrigation where required.
 - **Septic** (if applicable): pump every **3–5 years** based on usage; watch for slow drains/ odors.
 - Consider **whole-home filtration/ softening** if you see scale build-up or cloudy hot water.
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Water-Saver Quick Wins

- Fix running toilets (often a **\$10 flapper**).
 - Use **1.0–1.5 gpm** bath aerators; **≤2.0 gpm** showerheads.
 - Wash full loads; repair irrigation leaks; water lawns early morning.
 - Upgrade old 3.5 gpf toilets to **1.28 gpf** high-efficiency models.
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Red-Flag Symptoms (time to call a licensed pro)

- Brown/ rusty water, or milky hot water that doesn't clear in a glass.
 - House-wide low pressure or pressure that surges (PRV/ main issue).
 - Frequent clogs, gurgling drains, or sewer smell.
 - Ceiling stains, warm floor spots, or a sudden spike in the water bill.
 - Water-heater **T&P valve** discharge, scorching/ soot, or rumbling noises.
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Local help

Need a hand or want us to run this checklist with you? **Call (865) 773-9493** or request an estimate at theplatinumplumber.com.

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