

Plumbing Maintenance Checklist

A plumbing maintenance checklist covering pipes, drains, the water heater, leaks and shut-off valves.

Leaks & Water Detection

- ☐ Check under sinks and around toilets for drips and dampness
- ☐ Test for hidden leaks by reading the water meter with everything off
Movement with no water running means a leak
- ☐ Look for water stains, warping or musty smells on walls and floors
- ☐ Check toilet for silent leaks with a few drops of food coloring
Color in the bowl means the flapper is leaking
- ☐ Inspect washing machine and dishwasher hoses for bulges or cracks
- ☐ Consider a smart leak detector near the water heater and washer

Drains & Pipes

- ☐ Flush slow drains with hot water and a baking soda and vinegar mix
- ☐ Clean hair and debris from sink and shower stoppers
- ☐ Avoid pouring grease, oil or coffee grounds down the drain
- ☐ Use drain strainers in showers and kitchen sinks
- ☐ Inspect exposed pipes for corrosion, sweating or mineral deposits
- ☐ Skip harsh chemical drain cleaners that damage pipes over time

Water Heater

- ☐ Flush sediment from the tank once a year
- ☐ Test the temperature and pressure relief valve for safe operation
- ☐ Set the thermostat around 120°F for safety and efficiency
Lower temperatures reduce scalding and energy use
- ☐ Check for rust, leaks or pooling water around the base
- ☐ Inspect the anode rod every few years to slow tank corrosion
- ☐ Hire a licensed plumber for gas water heater repairs

Shut-Off Valves

- ☐ Locate the main water shut-off valve for the whole house
- ☐ Test that the main valve turns freely without sticking
- ☐ Identify shut-off valves under sinks and behind toilets
- ☐ Label valves so anyone can find them in an emergency
- ☐ Show every household member how to shut off the water

Fixtures & Fittings

- ☐ Clean faucet aerators and showerheads to clear mineral buildup
- ☐ Replace worn washers and seals on dripping faucets
- ☐ Recaulk around tubs, showers and sinks where grout is cracked
- ☐ Check that toilets flush fully and refill without running
- ☐ Tighten loose handles, supply lines and fittings

Seasonal & Outdoor

- ☐ Insulate exposed pipes before winter to prevent freezing

- ☐ Drain and shut off outdoor faucets before the first freeze
- ☐ Disconnect and store garden hoses for winter
- ☐ Test the sump pump before the rainy season and after long dry spells
- ☐ Clear outdoor drains and downspouts so water flows freely