

Home Plumbing Maintenance Guide

Keep your San Diego home's plumbing running smoothly year-round with these essential maintenance tips.

Regular plumbing maintenance prevents costly emergency repairs and extends the life of your pipes, fixtures, and appliances. Use this guide as your annual checklist — and call Harborline Plumbing when you need professional help.

1 Monthly Checks

- Check under sinks for leaks or moisture
- Test all toilets for running water
- Clear hair and debris from drain covers
- Run unused faucets to prevent dry traps
- Check water pressure (40-60 PSI ideal)
- Inspect washing machine hoses

2 Quarterly Tasks

- Flush water heater to remove sediment
- Test water heater T&P relief valve
- Clean faucet aerators (remove mineral buildup)
- Pour baking soda + vinegar down slow drains
- Check outdoor hose bibs for leaks
- Inspect visible pipes for corrosion

3 Annual Professional Service

- Professional drain cleaning
- Water heater inspection and flush
- Sewer line camera inspection
- Check shut-off valves (all sinks, toilets)
- Inspect water pressure regulator
- Review pipe condition for repiping needs

4 San Diego-Specific Tips

- Install water softener for hard water
- Check for pinhole leaks in copper pipes
- Inspect polybutylene pipes (pre-1995 homes)
- Review water usage for conservation
- Check irrigation system connections
- Prepare outdoor plumbing for Santa Ana winds

Task	Frequency	DIY or Pro?
Check for leaks under sinks	Monthly	DIY
Clean drain covers	Monthly	DIY
Flush water heater	Quarterly	DIY / Pro
Clean faucet aerators	Quarterly	DIY
Professional drain cleaning	Annually	Professional
Sewer line inspection	Annually	Professional
Full plumbing system check	Annually	Professional

⚠ When to Call a Plumber Immediately

Burst or frozen pipes • Sewer backup or smell • No hot water • Water discoloration • Unexplained water bill increase • Visible pipe corrosion • Wet spots on walls, floors, or ceiling • Gas smell near water heater

💡 Pro Tip: Know Your Shut-Off Valves

Every member of your household should know where the main water shut-off valve is located. In an emergency, shutting off water quickly can prevent thousands of dollars in damage. Most San Diego homes have the shut-off near the front of the house or in the garage.

Need Professional Plumbing Maintenance?

Harborline Plumbing offers annual maintenance plans for San Diego homeowners.

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