WislerB041-177 Rewrite – Suggested Title: **Good Plumbing Habits for Every Homeowner**

Here are some things that every home owner can do on a regular basis to keep the plumbing system in top shape. First, it’s easy to forget about the filter cartridges on the main water supply that goes into the home. It’s a matter of out of sight, out of mind, even though the filter will affect water pressure and even get gummed up to the point where it can be very challenging to replace. Depending on the size of the filter and how bad the water is, you should determine the ideal frequency of how often to change them. Create a record and maybe set a reminder so that you’ll change them at the optimal time. You’ll have a system that works much better if you change these cartridges on a consistent interval according to your needs.

If you have a well system, it’s a good idea to flush out the pressure tank on a regular basis. This consists of simply turning the breaker off to the pressure tank and hooking a hose to the connection on the bottom of the tank. Run the hose outside and open the valve to flush out the water. The pressure should steadily dwindle until it’s depleted completely. A lot of times, you’ll notice sediment and debris will come out of the pressure tank. By flushing it out, you’ll keep it from getting into your home water system.

Drain maintenance is another good habit to pay attention to. We often use our drains without becoming aware of how much stuff actually goes down them. Think about how often you shave, brush your teeth, or wash your hands every day. Those sticky products, soap scum, and hair are all going down the drain and passing through a very small pipe. It’s easy for drains to get gunked up, especially around the sink. We recommend performing drain maintenance before you need to bring in a professional to deal with a bigger problem. You can go online to find a safe product to keep the drains clear and working optimally. (We use a product called Bio Smart.)

If you have a septic system, pay close attention to the toilets and make sure they aren’t leaking through the flapper. If your toilet sounds like it has been flushed even though you haven’t used it recently, that means that the toilet is using water (the toilet is running). This kind of leak puts a constant water flow into your septic system, allowing it to become saturated and even fail prematurely. The extra water usage can also be an unnecessary expense, so pay close attention to your water bill. If you notice that it has fluctuated drastically from one month to the next, it might be a signal that there’s a problem that needs to be addressed. If you see bill that used to be 10,000 gallons but it’s increased to 15,000 gallons after a certain month, for example, that could be an indication of a leaking toilet.

If you have any questions, or if you want to make sure that your plumbing system is properly maintained, [contact us online](http://www.wislerplumbing.com/contact-wisler-plumbing/) or give us a call at 540-483-9382.

WislerB041-177 Transcription

**Shayla:** Welcome to the Wisler Plumbing Podcast. I’m talking with James Wisler today. James, let’s talk about plumbing habits for every homeowner, things that we can do on a regular basis just to keep things flowing well on our plumbing system.

**James:** One of those things would be probably the most common one is that filter cartridges that are on the main water supply into the home. Those filter cartridges are something that out of sight out of mind and they can be forgotten about. They will affect water pressure and they will also get gummed up to the point to where it can be very challenging to change them. So what I would say is to try to find what works best as far as the frequency of the change. Doesn’t necessarily, depending on the size of the filter and how bad the water is is how frequent you ought to change them so that is a variable. However, I would do that consistently. Make sure that you have some sort of record or a reminder or something like that that you can consistently change that cartridge and you’ll be able to have a much better working system whenever you do that consistently. One of the things if you have a well system is to flush out the pressure tank and what that would consist of is just turning the breaker off to your pressure tank and hooking a hose to the bottom of it. There’s normally a hose connection on the bottom of the pressure tank and running that outside and just opening that valve and flushing that out. What’s gonna happen is the pressure is gonna dwindle and then all of a sudden it’s going to go to nothing and normally when it goes to no pressure at all, a lot of times sediment and just debris will come out of that pressure tank and you want to try to keep that from getting into the actual home water system so being able to flush that out on a consistent and regular basis can sure save you from having that sediment in your home. Next thing is drain maintenance. You know, we use our drains and we’re not really aware of how much stuff goes down them. If you shave at a sink every other day, if you brush your teeth several times a day, if you wash your hands several times a day, those are products that are sticky and soap scum and hair and a lot of those things and it goes down the drain and we don’t understand that all of that stuff is passing through a very small pipe and so it’s very easy for those drains to get just gunked up, especially right around the sink or something like that so what we recommend is drain maintenance and we use a product called Bio Smart. You can go online and find some sort of safe product that you can use, but do some sort of drain maintenance. It’s just going to prevent it from having to become a bigger issue that you’re gonna have to have a professional to deal with and then another thing I would say is if you have a septic system, pay close attention to toilets that may be leaking through the flapper. If you hear your toilet sound like it has been flushed and you haven’t used it, or the term that’s in the industry is if the toilet is running and it’s not actually running, but that’s what we, the toilet is using water and what happens when a toilet is leaking like that is it puts a constant water flow in your septic system and it allows it to become saturated and then it causes it to prematurely fail so pay close attention to toilets that may be leaking through the flapper and then cutting on whenever you’re not using them.

**Shayla:** That can be a big expense, too, right? The wasting of water to the toilets?

**James:** Absolutely, and that raises a very good point. Pay attention to your water bill, you know, and if it fluctuates in gallons drastically one month and then on either side of it, it may have a problem that you want to address or if you see that it was, you know, 10,000 gallons one month and then all of a sudden it starts to be 15,000 gallons from there on, that could be an indication of a leaking toilet.

**Shayla:** All right, so if you have any questions about anything James talked about today, if you want to get some of that maintenance done by the team at Wisler Plumbing, reach out to them today. The number is 540-483-9382.