

Plumbing System

The following maintenance programme and schedule is based on the guidelines by Tsegaye (2020). Plumbing system maintenance is a practical necessity because it ensures that our homes remain functional and safe from waste contamination. To get started with maintenance you need a basic toolkit that includes items like adjustable spanners, pipe wrenches, basin wrenches, and measuring tapes. It is also very important to use personal protective equipment such as safety goggles, gloves, and even head protection if you are working in tight spaces like basements to protect yourself from hazards.

Maintaining Plumbing Systems

A huge part of maintenance involves looking after your fixtures which include things like sinks, bathtubs, and water closets. Most fixtures are built to take a lot of use but parts like washers and seals eventually wear out. For example a leaky faucet is usually caused by a worn out washer or a dirty seal inside the handle. You can fix this by unscrewing the faucet cap with pliers and replacing the internal parts like the cam, cam washer, or the rotating ball. Even outdoor fixtures like hose bibs need attention and you should coat their replacement washers with heat proof grease to prevent them from cracking over time.

Another major task is keeping the drainage system clear. Clogs are often caused by hair, soap, or grease building up in the pipes. For simple sink or toilet blockages a force cup plunger is the most common tool used to create pressure that breaks up the clog. If the clog is deeper a drain snake or a closet auger can be pushed into the pipes to physically remove the obstruction. You also have to watch out for trap failures where the water seal in the trap is lost due to siphonage or evaporation which can allow bad odors to enter the building.

Finally you should perform regular visual inspections and soundness testing. This means checking that all pipework and fittings are properly supported and that there are no visible signs of leaks or jointing compound buildup. In cold climates it is essential to protect your pipes from freezing by using insulation which helps keep the heat energy in the water so the pipes do not burst. If you have outdoor lines for things like lawn sprinklers they should be shut off and drained completely before winter starts to avoid damage.

Plumbing Maintenance Schedule

Task	Interval
Visually inspect exposed pipes for leaks or rust	Every 6 months
Clean mineral deposits from showerheads with a wire	Once a year

Check operation of internal and external stop valves	Every 6 months
Clear hair and soap debris from sink and tub stoppers	Every month
Inspect the water heater for signs of leakage or rust	Every 6 months
Test the flushing efficiency of water closets	Every 3 months
Check that all pipe supports and brackets are tight	Once a year
Drain and winterize outdoor faucets and lines	Every autumn

References

Tsegaye, G. (2020). *Facility Maintenance on Plumbing Work Learning Guide* (pp. 1–7).
<http://ndl.ethernet.edu.et/bitstream/123456789/90416/1/Facility%20Management%20TTLM.pdf>