



# The Griggs Centennial Plumbing System Protection Checklist

*Protecting Sarasota Homes Since 1924. A century of expertise in one 100-point preventative guide.*

## Section 1: The "Heart of the Home" (Kitchen & Bath) — 25 Points

- Faucets & Drains:** Check for slow drips, mineral buildup on aerators, and "spongy" handles.
- Under-Sink Inspection:** Check P-traps for corrosion and supply lines for "kinks."
- The Disposal:** Test for grinding noises and visual leaks at the reset button.
- Dishwasher:** Inspect the air gap and the water supply valve behind the unit.
- Toilets:** The "Dye Test" for flapper leaks and checking the wax ring for floor moisture.

## Section 2: The Water Heater Health Check — 15 Points

- Sediment Flush:** (Especially critical for Sarasota hard water).
- Anode Rod:** Check for depletion to prevent tank rusting.
- T&P Valve:** Test the Temperature and Pressure relief valve for safety.
- The "Limestone Watch":** Visual check for white crust on the cold water inlet.

## Section 3: The "Sarasota Special" (Hard Water & Filtration) — 15 Points

- Softener Salt Levels:** Ensure no "salt bridges" have formed.
- Resin Bed Health:** Test water hardness at the furthest faucet from the softener.
- Whole-House Filter:** Inspect the bypass valve and filter housing for cracks.
- Reverse Osmosis:** Check the storage tank pressure and carbon pre-filter date.

## Section 4: Hidden Infrastructure (Pipes & Valves) — 20 Points

- Main Shut-off Valve:** Ensure every family member knows where it is and that it turns freely.
- Exposed Pipes:** Check for "green fuzz" (verdigris) on copper pipes—a sign of pinhole leaks.
- Water Pressure Test:** Using a gauge to ensure the PRV (Pressure Reducing Valve) is keeping house pressure under 80 PSI.
- Sewer Vents:** Visual check of roof stacks for bird nests or debris.

## Section 5: Outdoor & Safety Systems — 25 Points

- **Hose Bibbs:** Check for leaks when under pressure; ensure vacuum breakers are present.
- **Irrigation Backflow:** Confirm the annual certification date for the Backflow Preventer.
- **Sump Pumps:** (For homes with basements or low-lying crawlspaces) Test the float switch.
- **Flood Alarms:** Check batteries in "Smart" water leak detectors.

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*Since 1924, we've seen how Florida's elements can wear down a home. This list is our gift to the Sarasota community to ensure your pipes last another 100 years.*

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