

FREE GUIDE

The Landlord & Tenant Plumbing Kit

Fewer 2 a.m. calls, fewer deposit disputes

- ✓ Printable “what not to flush” sign
- ✓ Move-in / move-out checklist
- ✓ Plumber vetting sheet
- ✓ Lease clause checklist



Who handles what

Typical split. Your state's law and your lease decide the details; write them down.

Usually the landlord	Usually the tenant (if the lease says so)
Main line, roots, broken or leaking pipes	Clogs caused by misuse: wipes, grease, objects
Worn-out fixtures and water heater	Hair build-up in drains they use daily
Anything affecting habitability	Reporting problems promptly, in writing

Lease clause checklist

- ☐ What can't be flushed or poured down drains (attach the sign on page 3)
- ☐ How and how fast to report leaks, running toilets and backups
- ☐ What tenants may fix themselves (e.g. a simple single-drain clog)
- ☐ When misuse charges apply and how they're documented
- ☐ Emergency contact and after-hours procedure
- ☐ Where the main shutoff is

Move-in / move-out plumbing checklist

Check	Move-in ✓ / notes	Move-out ✓ / notes
Each sink drains in under 10 s		
Tub & shower drain freely		
Toilets flush and stop running		
No drips under sinks		
No stains on ceilings below bathrooms		
Shutoff valves turn		
Hair catchers present		
Photos taken		

PRO TIP

Photos of under-sink cabinets and fixtures at move-in and move-out settle most deposit disagreements.

Please, only three things go in this toilet

Toilet paper · Pee · Poop

Everything else goes in the trash, including:

Wet wipes
("flushable" too)

Paper towels

Tissues

Cotton swabs &
pads

Dental floss

Tampons & pads

Diapers

Condoms

Cat litter

Hair

Medications

Grease

Toilet clogged? Close the valve behind it and don't flush again.

Plumber vetting sheet

	Plumber A	Plumber B
License # (checked with state board)		
Insurance certificate received		
Drain-clearing price / trip fee		
Emergency rate & hours		
Labor warranty		
Recent reviews: repeated praise or complaints		
Phone		



DRAIN GURU TIP

Leave a pressure drain opener under each rental's sink with the 'what not to flush' sign. Tenants clear simple clogs themselves, and you skip the callout.

See the Pressure Blaster at drain.guru →

General information only, not professional or legal advice. Plumbing codes, prices and landlord-tenant laws vary by location. For gas, electrical, sewer-line or structural problems, use a licensed professional. Prices shown are commonly quoted US ranges, not quotes.

KEEP ONE UNDER EVERY SINK

One under every sink costs less than one callout.

Give tenants the tool to clear simple clogs, and keep the plumber for real problems. The 3-pack is built for multiple units.



- Pump, seal, pull the trigger: one burst of stored air
- Built-in pressure gauge, stainless steel barrel
- Heads for toilets, sinks, tubs, showers and floor drains
- No chemicals, nothing to refill

1 Blaster

\$59.99

2 Blasters

\$79.99

Save 33%

3 Blasters

\$99.99

Save 44%

Free shipping · 30-day money-back guarantee



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The Emergency Plumbing Protocol

The first 10 minutes of any leak or overflow

The Plumbing Estimate Decoder

Spot overcharges before you sign

Clogged Drain Troubleshooting Flowchart

What to try, drain by drain

12-Month Drain Maintenance Calendar

Ten minutes a month