

## **Maintenance Guide For Your Rainwater Tank.**

In general your water tank requires only a very little maintenance to keep it working well and looking good. Here are some helpful hints in caring for your tank.

### **1. Inlet leaf strainer.**

This is a fine stainless steel mesh about the same size as your typical fly screen. The water passes through this strainer as it enters your tank and is located on the top of your tank. This strainer should be cleaned regularly to ensure it does not become blocked with leaves etc.

### **2. Tank Lid.**

It is a good idea to keep leaf build-up and sticks etc off the lid of your tank. Pot plants or other items should not be placed on the top of your tank.

### **3. External surfaces of tank.**

While not necessary to clean the outside of your tank the occasional hose off (with rainwater of course) is recommended to keep your tank looking at its best. This removes dust and dirt build up. Ensure to keep debris buildup away from the base/wall of your tank. Don't allow dirt buildup around the bottom lip.

### **4. Base area.**

The most important aspect of your tank setup is its base. Inspect the base area every 6 -12 months for any movement or damage to the slab or pavers. If the base begins to move or crack, empty the tank to remove the weight and have the fault corrected to prevent damage to the tank. Remember that there is no warranty for the tank if the base has failed. All tanks must be fully supported by a flat and level base.

### **5. Sediment build up inside.**

Over time your tank will build up a sediment layer on the bottom of the tank which is normal. This layer build up is dust that settles out of the water which has run off your roof and gutters. This is harmless and natural. It should not be disturbed or removed until the build-up reaches the tank outlet or approx 20 mm thick. This will take many years depending on the location and environment. PJT Green Plumbing can come and clean your tank out for you. Or simply wait for your tank to be empty and then open the bottom valve (or disconnect your pump, if required) and with a high-pressure washer or hose thru the removed inlet strainer you can stir up the sediment and allow it to run out. This will remove most of the build-up.

### **6. Pump Systems.**

Please refer to the operating instructions relevant to your pump. Surface-mounted pumps must be kept clear of ground water (flooding) and overgrown vegetation, and should have adequate ventilation. All pumps should be removed and serviced every few years to help ensure they remain in good working order and to prolong the pump life. If you have a pit with pumped collection system the pit/s should be checked about every 6 to 12 months and they will need to be cleaned out when required to avoid damage being caused to the sump pump. PJT can provide this service, if desired.

### **7. Smelly water.**

Some customers who have a lot of leaves in their gutters can sometimes have a smell from their tank. Ensure the gutters and leaf strainers are kept clean. A small amount of chlorine in the tank will kill off the bacteria causing the smell. Best to use the tablets from a pool supplier but ensure you check with them the recommended dosage depending on your tank capacity. The chlorine will disinfect the water and then after a week or so most will be evaporated out of the water.

### **8. Mozzies.**

Most mozzies or wrigglers make their way into your tank from first breaching in clogged gutters. They wash down the downpipe and are small enough to pass through the inlet strainer and into your tank. To treat your tank for this problem use the same method as described in Smelly water above.

### **9. Sediment Filters.**

Sediment filters are recommended when tanks are connected to toilets. To open the filter housing you first need to isolate the water from the tank and the mains (if connected). Release pressure from the filter by turning on a tap or flushing the connected toilet. Unscrew the filter housing, remove the filter and replace it with a new one. Re-fit the housing, slowly open up the water source/s and then turn off any taps which were turned on. This filter will need to be replaced every 6-12 months depending on usage. Always use genuine filters from PJT Green Plumbing.

### **10. Carbon Block Filters.**

Carbon filters are a secondary filter usually fitted when your tank is connected to the laundry to help remove odours or water discolouration. The replacement method is the same as a sediment filter above and it should also be replaced every 6-12 months. The carbon filter will normally show its need for replacement by causing the water flow to slow down. Make sure you have the sediment filter before the carbon filter in line with the flow of water. Always use genuine filters from PJT Green Plumbing.

### **11. Evolution Tank Filters.**

These systems have the filters mounted in the top of the tank and are easily removed for cleaning and/or replacement in much the same way as described above. Remove the Rainbank and filter cover from the top of the tank, turn off the isolation valves, and unscrew the filter caps to lift the filter cartridges out. These systems have either a single or 2-stage filtration. Check under the cover on the tank for more details. Always use genuine filters from PJT Green Plumbing.

### **12. Leaf Eater Rainheads.**

The rainheads (if installed) are usually located at the top of your downpipes. These have a wire mesh screen on a 45 degree slope and many have a secondary filter located internally of the rainhead. These filters need to be checked regularly to ensure they are free of debris. To access the internal filter, release the clips on each side and then remove the mesh and pull out the internal filter, rinse with water and re-fit.

### **13. First Flush Diverters.**

If you have first flush diverters installed, frequently unscrew the cap at the base of the diverter and remove the filter. Wash the filter with clean water. There is also a flow restrictor inside the cap which should be removed and washed. Re-fit the flow restrictor facing "top", insert the filter and screw the cap back on.

Remember that regular maintenance will improve the water quality and extend the life of your system.

PJT Green Plumbing can perform routine maintenance for your tank system phone: **1300 731 578**