THE OVERLOOK

ANNUAL INSPECTION

Backflow inspection

A simple guide to getting your irrigation system ready

READY BY APRIL 30 · INSPECTIONS IN MAY
The neighborhood coordinates testing each May. Watch your email for the exact inspection dates.

01 Your spring checklist

- ☐ Have your backflow preventer (BFP) installed and ready for testing. It is usually near the side of your house.
- ☐ Turn on the irrigation water supply. If Tennessee American Water shut off your separate irrigation service for winter, arrange for the utility to restore it.
- ☐ If you receive a utility inspection form, save it, add a phone number where the tester can reach you, and attach it to the device in a sealed plastic bag. Inspection can proceed without a form.
- ☐ Keep the device accessible and complete preparations by the end of April.

02 When utility reminders arrive

A spring reminder may arrive before the neighborhood’s May testing. Check its deadline against the scheduled inspection. If it requires earlier action or warns of disconnection, contact Ray or Tennessee American Water promptly.

03 What happens on inspection day

The tester checks your device and records the results online using a mobile phone. Results are submitted through Tennessee American Water’s reporting system. After inspection, Ray Hanger sends a spreadsheet showing which properties passed and which did not.

If your device fails, arrange the required repair or replacement and retesting promptly. Follow any utility notices rather than waiting for another warning.

Not using your sprinklers?
An irrigation system that remains connected still needs required backflow protection and testing. Contact the utility about its approved permanent disconnection process before removing protection.

Know your setup

Identify your irrigation shutoff before winter or spring work

04 One meter or two?

Billing can help identify your setup: one water bill often means a shared meter; two often means separate house and irrigation accounts. Confirm your actual meter and shutoff arrangement before operating any valve.

ONE METER · SHARED WATER SERVICE

Use the designated irrigation isolation valve, often below ground near the backflow preventer. This should stop irrigation water while keeping household water on. In spring, reinstall the device correctly before restoring irrigation water.

TWO METERS · SEPARATE IRRIGATION SERVICE

Identify the irrigation meter and customer shutoff, usually near the sidewalk. Confirm that household water remains on after isolating irrigation. If the utility disconnected the service, contact it for restoration; do not operate utility-owned valves.

05 Protect your system before a freeze

Winterize before freezing weather. Follow the instructions for your specific device and irrigation system, or have an irrigation professional handle the work. Simply turning off the water does not drain the system.

For assemblies designed to be removed seasonally, isolate and drain the system before removal. Keep the connection seals, protect exposed openings, and store the drained device where it will not freeze. Use only manufacturer-approved seal care products.

DEVICE UPGRADE DEADLINE · JANUARY 1, 2027

Tennessee American Water requires an RP assembly for irrigation. If you have a double check (DC) device, ask your tester about replacement by this deadline. A DC device that fails must be replaced with an RP immediately.

Questions? Contact Ray Hanger

423-598-1100 · rhanger550@protonmail.com

Utility requirements: Tennessee American Water backflow guidance · RP upgrade notice
Neighborhood schedule and contact supplied by The Overlook. Utility guidance checked October 6, 2026. Inspection process updated October 9, 2026 per Ray Hanger. Confirm current service fees and savings directly with the utility.