

Before I answer this months question a quick and important sidenote . With the arrival of outdoor Christmas Lights season I would like to remind my readers of the importance of properly connecting your outside lights to a correctly wired GFCI outlet . That is the outside plug with the Test and Reset button on it . Before plugging in your lights take a moment to push the test button. This should cause the re-set button to pop out. Then push the re-set button in firmly which will re-power the receptacle. If this does not happen, your GFCI outlet may be defective and could; when connected to all those pretty lights, be a safety hazard. This kind of plug is there for a reason. Have a qualified electrician replace the defective outlet for a safe and bright holiday season. Now to this months question.

Question

: I have recently noticed what I believe to be a sewage smell occasionally coming from the floor drain in my basement. Directly beside the floor drain is a vented ejector pump pit. I am having a difficult time figuring out where and how these smells are getting out of the system and into my house. Do you have any advice? Michael, Chelsea

Answer

: Your problem is not uncommon. The first thing to check is that you have water in the P-trap of the floor drain. Adding a litre or two every month or so is a good idea. Sometimes an adjacent ejector pump will actually suck the water right out of the P-trap allowing the smells to migrate back into the house. Another place to check would be the length of the plumbing stack up on your roof. If it is too short, you will be vulnerable to downdrafts, especially on windy or stormy days which could re-direct sewage gases back into the house. I personally like to see a plumbing stack at least 12 to 24 inches above the roof line. If yours is too short you can use a pipe (M-J) clamp to extend your existing pipe. I hope this helps .

I welcome your questions please forward them to , Inspector Weeks ,c/o Peter Weeks Home Inspections PWHI@sympatico.ca or by phone at 613.290.3697.

Peter Weeks has been a Chelsea resident for 17 years. As a general contractor since 1988, he has been doing **Residential Home Inspections** for about three years. He is an Associate Member of OAHI (Ontario Association of Home Inspectors), CAHPI (Canadian Association of Home & Property Inspectors) and a member of the BBB and BNI. **He is a Qualified and Fully**

Insured Inspector. You may Visit his Website at
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