

With all the recent storms and power outages we have been having I have had quite a few calls regarding, "I Have No Water", followed by, "What Do I Do ??". So for all of you that called me, and for those that just need to know, here is the answer.

Most of the time when the power goes off we merely wait a short while and it comes back on (Thank you Hydro Quebec). Occasionally; however, the power goes off and it stays off for a little longer !!! Forgetting it is off we continue to do the things we do, laundry, washing dishes and flushing the toilet. What this does is depressurizes the entire system and drains the last remaining water out of the pipes and pressure tank.

Remember, the pump is now not functioning to re-fill the pressure tank and water lines because the power is off! When the power does come back on, you confidently turn on your tap and nothing happens, panic time. Turn that tap back off. At this point you have to go and locate your pressure tank and your "pressure switch", usually found in the basement or crawl space near where the water line from your well enters your house.

Once you have located the switch, a small rectangular grey box, look for a short metal lever at the side of the box, it should be at the 9 o'clock position. Slowly move the lever in an upwards motion (towards 12 o'clock) until you hear a clicking sound which should start the flow of water into your pressure tank. You may have to do this a couple of times or briefly hold it in an upward position to create the proper connection.

If all goes well, you will hear the flow of water and the little meter located next to the pressure switch will start to go up to anywhere between 30 and 60 lbs, depending on how your system is set up. Once you have re-pressurized, go back upstairs and test the kitchen sink. You may also have to clean out the tap screens which may have accumulated sand and other well related debris during re-pressurization.

This doesn't always work, but before calling your local plumber it's worth a try. Be careful , this switch is usually a 220 volt line. So if the power goes off do nothing with the water and don't flush the Toilet until its back on and you shouldn't need to re-pressurize. One further noteif your septic system operates off a pump it too will not operate with the power off, so nothing down the drains.

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 www.PWHOMEINSPECTIONS.COM.