

Dear Friend,

Each month, BOWA Home Advisor provides you with important tips on how to improve and protect your home's value. We hope the following is helpful.



Custom Pool House
Washington, DC

Do You Smell That?

Your home's plumbing system consists of a network of pipes, vents and traps. Each plumbing fixture (toilet, sink, shower, floor drain, etc.) is connected to pipes that carry wastewater and sewage to a public sewer or private disposal system.

When properly maintained, the various components of your plumbing structure work together to ensure that harmful sewer gases do not pass into your home. Even in low doses sewer gases can produce a variety of health effects, which can be quite serious at extremely high levels. The good news is this situation is usually easily avoidable.

The most frequent cause of escaped sewer gases is a dry plumbing trap. For most fixtures, the trap is the U-shaped pipe installed below the drain. When water drains, this curved pipe retains a small amount of water, which creates a liquid seal that prevents sewer gases from entering the home. If a fixture is not used regularly, water in the trap may evaporate breaking the protective seal.

The solution is easy – simply run water in fixtures that go unused for an extended period of time, such as those in guest bathrooms or your basement floor drains. By pouring even a small amount of water down the drain every four-to-six months, you will replenish the seal in the trap and the odor should soon dissipate.

However, if the problem continues, contact a professional plumber as it may be a sign of a more serious condition, which can cause serious health and structural issues if left untreated.

For your convenience, past issues of the *BOWA Home Advisor*, are available in the 'About Us' section of our [web site](#).

If you would like more information on any of these topics or if there are other ways we can be of service, please contact [BOWA Builders](#).

Regards.



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P.S. Have a specific issue you would like addressed in a future BOWA Home Advisor?
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