

## How to Prevent Basement Sink Overflows

There a common problem with tree roots in sewer lines that obstruct the flow of waste water out of houses and into the main sewer line. As homes age and trees grow this problem becomes more likely. In our community the problem is often first recognized when waste/sewer water backs up in the basement sink. If not immediatly noticed, that waste/sewer water can quickly fill the sink and overflow into the basement. That can be a major catastrophe for the homeowner.

There are a number of actions homeowners can take to mitigate and/or prevent this from happening.

There are very affordable devices sold at most home improvement stores that any homeowner can install in and/or around the basement sink to detect water that has overflowed the sink or a situation where the sink is about to overflow. They are called “Water Level Alarms” and are battery powered similar to smoke detectors. They consist of a “water sensor” connected by a wire to an “alarm unit”.

Here is a picture of typical water sensor installed with double sided tape in the basement sink about 5 inches below the top of the sink to warn before the sink overflows:



This is the actual sensor about 5 inches below top of tank. It's attached with double sided tape.

Here is a picture of the “Alarm Unit” attached to the outside of the basement sink with double sided tape.



These alarms produce a very loud squeal that is impossible to ignore.

### **What to do if there is a Complete Blockage that will not Drain**

Immediately report the issue to our Residential Property Manager. He/she will immediately contact our on-call plumber to visit your home with the equipment necessary to physically remove and clear the obstruction.