

AIR GAP SERVICES

Inspection | Installation | Repair | Replacement

Protect your home's drinking water with a simple but powerful plumbing safeguard — the **air gap**. It's a small device with a big job, and Bayshore Plumbers is here to make sure yours is working properly, cleanly, and up to code.

WHAT TO EXPECT WHEN OUR TECHNICIAN ARRIVES

Here's how we handle air gap service from start to finish:

1. Inspection & Diagnosis

- We inspect your air gap fitting (typically found near the kitchen faucet)
- We check for leaks, improper installation, backflow signs, or noise during dishwasher cycles
- We'll confirm if your dishwasher or reverse osmosis system is plumbed through an air gap device (as required by California code)

2. Clean or Test the Unit

- We clean the air gap cap and internal tube, checking for blockages or buildup
- We test drain flow during a dishwasher cycle to ensure no water is spilling onto the countertop

3. Explain Findings & Provide Options

- We'll clearly explain the condition of your air gap and whether it needs a simple cleaning, a reseal, or full replacement
- All costs are explained up front — no surprises

4. Service or Replacement

- For repairs: we may adjust hoses, reseat connections, or clean/flush the line
- For replacement: we'll install a new air gap fitting, ensuring tight seals and code compliance

Time Estimate:

- Cleaning or minor repair: **30–45 minutes**
- Full replacement or install: **45–90 minutes**

WHAT IS THIS SERVICE / FIXTURE FOR? WHY IS IT IMPORTANT?

An **air gap** is a small, vented plumbing device that prevents **dirty water from flowing backward** into your **clean drinking water supply** — especially from dishwashers or filtration systems.

How It Works:

- It creates a **physical space (gap)** between the water outlet and drain line
- During dishwasher drainage, water flows up into the air gap, then safely into the drain
- If there's a backup, water spills out visibly — preventing hidden contamination

Why It's Essential:

- **Required by California plumbing code** for all dishwashers
- Prevents **cross-contamination** from clogged sinks, garbage disposals, or sewer backups
- Especially important in **multi-story homes**, homes with garbage disposals, or older plumbing setups

Without a functioning air gap, **contaminated wastewater could siphon back into your dishwasher or clean supply lines** — posing serious health risks.

REPAIR OR REPLACE? YOUR OPTIONS

Depending on age, condition, and performance, your technician may offer:

- **Repair** – Reseal hoses, reposition drain lines, clean internal obstructions
- **Spot Repair** – Clean cap, flush out debris, tighten fittings
- **Full Replacement** – Remove and install a new air gap with updated design and compliant fittings
- **Upgrade** – Choose a decorative or integrated air gap cap that matches your faucet finish

COMPARE YOUR OPTIONS

Option	Pros	Cons	Budget	When Ideal	Time
Repair	Fast and affordable, keeps current setup	May not last if the body or hoses are brittle	\$	Loose fittings, minor leaks, cleaning needed	30–45 min
Spot Repair	Solves surface issues and restores flow	May not prevent future failures	\$\$-\$	Buildup, noise, or splashback from dishwasher	30–60 min
Full Replace	New, clean install with tight seals and fresh parts	Higher upfront cost, requires access	\$\$	Older units, leaking body, non-compliant setups	45–90 min
Upgrade	Improves aesthetics and long-term performance	May cost more if decorative finish is chosen	\$\$-\$-\$	Kitchen remodels, matching faucet/fixture design	1–1.5 hrs

HOMEOWNER TIPS & TRICKS

Keep your air gap flowing safely and silently with these quick tips:

- **Clean the Cap Monthly**
Unscrew and rinse the top cap to remove soap scum, food particles, or limescale buildup.
- **Flush the Line**
Pour a mix of warm water and vinegar down the air gap and run the dishwasher to flush debris.
- **Watch (and Listen) for Gurgling**
If you hear loud gurgling or see water spilling out, the air gap or drain line is likely clogged — call before it causes damage.
- **Don't Cap or Seal It**
Never tape or seal the opening — it needs that vented space to work correctly.
- **Keep It Code-Compliant**
Replacing your dishwasher? Make sure the new unit is still routed through the air gap!

Protect Your Water, the Simple Way.

Let Bayshore Plumbers inspect, clean, or replace your air gap to keep your home's water safe and code-compliant — no stress, no mess.

 **Call or book online today** for fast and friendly service throughout the Mid-Peninsula Bay Area.

FREQUENTLY ASKED QUESTIONS (FAQ's):

1. What is an air gap, and why does my kitchen need one?

An air gap is a small but critical plumbing device that keeps dirty water from flowing back into your clean drinking supply — especially from dishwashers or filtration systems. It's required by California plumbing code and helps protect your home from harmful bacteria or contamination caused by backups.

2. How do I know if my air gap is working properly?

If you see water spilling onto your countertop during a dishwasher cycle, hear loud gurgling noises, or notice odors, your air gap may be clogged or misaligned. A quick inspection by our technician can confirm if it needs cleaning, adjustment, or replacement.

3. Can I clean or fix my air gap myself?

You can unscrew the top cap and rinse it monthly to clear basic buildup. However, deeper issues — like internal clogs, leaking hoses, or improper installation — should be handled by a licensed plumber to ensure it stays safe and code-compliant.

4. How much does air gap service cost?

We offer options ranging from affordable cleanings and repairs to full replacements or decorative upgrades. You'll always get a clear explanation and upfront pricing before we begin any work — no surprises, ever.

5. What happens if I don't fix a broken or leaking air gap?

A damaged or missing air gap can allow dirty water to backflow into your dishwasher or even your drinking water lines — a serious health risk. It also puts your plumbing out of code, which can affect inspections or future appliance installs.

6. How long does it take to fix or replace an air gap?

Most services take **30 to 90 minutes**, depending on whether it's a quick cleaning, hose reseal, or full replacement. We come prepared to fix it on the spot — fast, clean, and done right the first time.