

Smoke Testing – Find Hidden Sewer Leaks Fast

WHAT TO EXPECT WHEN OUR TECHNICIAN ARRIVES

When you schedule a smoke test with Bayshore Plumbers, our trained technician will arrive with specialized equipment and a friendly explanation of what's about to happen.

Here's what the visit includes:

- 1. Initial Assessment**
 - We'll ask about the issue you're experiencing (sewer odor, mystery leaks, backups).
 - We identify access points like cleanouts, vents, or manholes.
- 2. Preparation of System**
 - We safely isolate the sewer system (as needed) to create a sealed environment.
 - Water traps are prepped to ensure smoke doesn't enter living areas.
- 3. Smoke Test Begins**
 - We introduce a *non-toxic, odorless, artificial smoke* into the sewer or drainage system using a commercial-grade smoke machine.
 - The pressurized smoke fills the lines and escapes from any cracks, misalignments, or illegal connections.
- 4. Observation & Documentation**
 - As the smoke exits through leaks, improper vents, or defective fittings, we photograph or video document each visible source.
 - You'll be walked through the findings with clear next steps.

Time Required:

1–2 hours, depending on access and system complexity.

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

Smoke testing is a diagnostic tool used to detect:

- Cracks or breaks in sewer lines
- Unsealed pipe joints
- Improperly connected drains or vents
- Dry or faulty traps allowing sewer gas into your home
- Illegal connections or cross-connections

Why it's important:

Sewer leaks and venting issues often go **unseen but not unsmelled**. They can cause:

- Persistent foul odors
- Mold growth and moisture intrusion
- Health concerns due to sewer gas exposure
- Structural damage from long-term leaks

Smoke testing is **fast, non-invasive**, and far more accurate than guesswork.

REPAIR OR REPLACE? YOUR OPTIONS

Based on smoke test results, the technician may recommend:

- **Repair** – Seal minor leaks or cracks at accessible joints or fittings
- **Spot Repair** – Targeted excavation or pipe repair in isolated damaged sections
- **Full Replacement** – Replace outdated or collapsed sewer sections
- **Upgrade** – Reconfigure poorly vented systems or bring illegal connections up to code

COMPARE YOUR OPTIONS

Option	Pros	Cons	Budget	Need	Time to Complete
Repair	Quick, cost-effective	Not suitable for hidden or buried issues	\$	Small accessible leaks or gaps	1–2 hours
Spot Repair	Targets exact problem area	May require light excavation	\$\$	Localized underground damage	2–6 hours
Full Replacement	Best long-term reliability	Higher cost	\$\$\$	Aging, brittle, or badly damaged sewer lines	1–2 days
Upgrade	Resolves recurring issues and odor complaints	May require vent reconfiguration	\$\$	Systems with poor venting or improper cross-connections	1–2 days

HOMEOWNER TIPS & TRICKS

- **Keep traps filled** — Pour a cup of water monthly into rarely used drains to maintain a proper water seal.
- **Don't ignore sewer smells** — Odors are the #1 sign of vent or trap problems.

- **Avoid covering up leaks** — That “harmless smell” could be a sign of structural sewer failure.
- **Schedule annual checks** if your home is 30+ years old or has had previous sewer issues.

WHY CHOOSE BAYSHORE PLUMBERS FOR SMOKE TESTING?

As a **licensed, family-owned, disabled veteran-owned small business**, we treat your home like our own.

- ✓ Friendly, respectful technicians
- ✓ Clean, safe, non-invasive procedure
- ✓ Transparent results with photos
- ✓ Expert diagnosis and code-compliant solutions

 **Contact us today** to schedule a fast, affordable smoke test and get clarity on what's happening behind your walls.

Frequently Asked Questions (FAQ's):

1. What is a smoke test, and how does it work?

A smoke test uses **non-toxic, odorless artificial smoke** that's blown through your sewer or drain system under light pressure. If there are any **cracks, leaks, or faulty vents**, the smoke will visibly escape — helping us find hidden problems without digging or guessing.

2. Is the smoke dangerous or smelly?

Not at all. The smoke we use is **completely safe, non-toxic, and odor-free**. It won't stain your walls, damage your system, or harm pets or people. It's designed for indoor use and clears quickly once the test is complete.

3. What are signs I might need a smoke test?

If you're dealing with **sewer smells, unexplained moisture, backups, or mold**, but plumbers haven't been able to find the cause — a smoke test is the next step. It's ideal for **older homes, recurring odor issues, or suspected illegal connections**.

4. How long does a smoke test take?

Most smoke tests take **1 to 2 hours**, depending on your system's size and access points. Our technician will explain everything beforehand and walk you through the results step-by-step, with photos or video.

5. Will the smoke enter my home?

We seal and prep the system properly so smoke **does not enter living areas**. If it does, it usually means a **dry trap, broken seal, or faulty connection** — which actually helps us find the problem fast.

6. What happens after the smoke test?

You'll get a **clear report of findings**, photos of any leak or defect, and **repair or upgrade options** — from sealing minor joints to rerouting faulty vents. We'll help you prioritize what's urgent, and what can wait, all with transparent pricing.