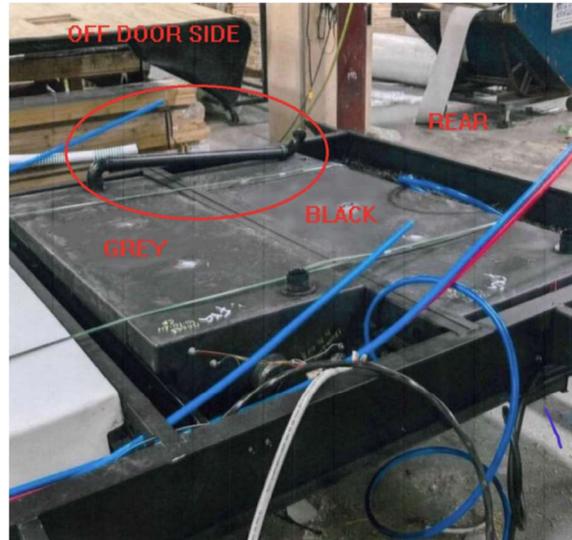


28FKG Plumbing Repair



Cause:

The pipe circled in the photo is the drain line for the bathroom sink and also serves as the tank vent. A tee fitting under the sink inside the lavatory cabinet diverts flow from the sink and extends upward through the wall and roof, functioning as a legal wet vent. However, as visible in the photo, the crossover pipe — which connects the lavatory drain and vent — is not properly supported. This improper support causes the pipe to sag, creating a low point where water becomes trapped after the sink is used. Although the bathroom sink continues to drain due to the vent being above the sink level, the trapped water in the sagged crossover pipe obstructs the venting for the tank. This results in the shower becoming air-locked, causing it to drain slowly or not at all unless the gate valve is pulled. Pulling the gate valve relieves the airlock by venting the tank, temporarily allowing the shower to drain.

Correction:

Raise and properly support the low point of the crossover pipe. This requires cutting and shortening the vertical pipe to eliminate the sag, allowing the low point to be elevated. Access to this section is available from the storage area by removing the wall panel on the partition wall. Additionally, the low point can be reached from underneath the unit, where it must be securely supported to ensure proper drainage and venting. We will allow 4.50 hours for this repair.