



DATE 2019-07-22	TECHNICIAN Darren Mann	JOB/ORDER # 9532	REFERENCE TEXT Client reference
FIRST NAME David		LAST NAME Niebuhr	
BILLING ADDRESS COMPANY / BILLING NAME 1106 - 1438 RICHARDS ST VANCOUVER, V6Z3B8 BRITISH COLUMBIA, CANADA		SERVICE ADDRESS #1106 - 1438 RICHARDS ST VANCOUVER, V6Z3B8 BRITISH COLUMBIA, CANADA	
PHONE 604.290.1266		EMAIL david_niebuhr@yahoo.ca	

REASON FOR TODAY'S CALL:
 Hi Darren. We seem to have quite a strong periodic smell coming from out of the washer drain going into the wall. Any suggestions? David

DESCRIPTION OF WORK PERFORMED:
 When I arrived onsite I was instantly made aware of the smell David and Irene were reporting. It is a strong smell that I can only explain as being similar to what I encounter coming from within some older garburators. However, this smell was not coming from the kitchen but rather seemed to be emanating from around the bathroom and laundry area. While I do not believe this smell is sewer gas I did check around the toilet and under the bathroom sink, neither of these areas seemed to be emitting this smell. The toilet seems to be fully secure to the floor and siliconed all around the base, and this smell cannot be smelt at the drain openings for the tub or lavatory sink. David said he noticed the smell very strongly around the laundry drain so I used the PowerSpin drain snake to clean this drain. While cleaning the drain I did get a very strong sense of this smell and found that the smell seems to be coming from within the wall. There is breeze coming outward from within the wall to the apartment and this smell is present in this breeze. Basically anywhere there is an opening in the wall between the bathroom and laundry-room the smell can be found (around the electrical outlets in the bathroom, and the space between the drywall and the laundry box). Smells can be hard to describe, I wanted to give David a sense of what sewer gas usually smells like so I removed the p-trap under the kitchen sink to hopefully persuade some sewer gas to fill the cabinet below the sink. Unfortunately the sewer gases were not strong that day and no smell was emitted. *I did notice while under the kitchen sink that the p-trap was cracked so I removed it and installed a new one. Tested by filling and draining the sink multiple times.

TECHNICIAN RECOMMENDATIONS:
 Unfortunately I cannot say for sure what the smell is, or where exactly in the wall it could be coming from, but it definitely seems to be emanating from the wall between the bathroom and laundry-room. Ultimately the wall may have to be opened up to track down the source of the smell but I would say the next step would be to first have someone inspect the apartment directly behind the bathroom to see if they too have this smell emanating from the wall, or possibly from within the apartment itself.

QTY.	CODE	DESCRIPTION	UNIT PRICE	PRICE
1		Clean Drain Using PowerSpin / Laundry	\$139.00	\$139.00
			SUBTOTAL:	\$139.00
			GST (5%):	\$6.95
			TOTAL:	\$145.95

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2019-07-22

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 DATE