

**AVENBURY LAKES
BUILDINGS & GROUNDS COMMITTEE
SAVINGS & SAFETY TIPS**

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SUMP PUMP SAVINGS & SAFETY

Timely Tips for Sump Pump Savings and Safety:

For those of you with basements, have you checked your Sump Pump recently? If you are able, knowledgeable and like to do things yourself, you need to check your back-up battery water levels at least quarterly or more often. If you need to add water, use **Distilled Water only**.

Most batteries will last around 3 to 5 years and should be replaced only with a deep cycle (RV or Marine) type battery as long as it is not maintenance free. This type of battery is available at Costco for about \$ 84.00 or Auto Zone for about \$ 96.00 based on trading in your old battery. You may want to check with other vendors.

There is a red “power on” light and a “green” light indicating the battery is fully charged and the system is operating properly. An “amber light indicates the battery is charging. If the amber light remains on, the main pump is not working and the battery back-up pump is trying to carry the load.

The original pump and back-up system installed by the developer’s plumbing contractor is a Zoeller M53D 1/3 HP with a 1 ½” discharge. This is a cast iron, anti-clogging pump with a vertical float and seem to be a good pump but the float switch has failed on several occasions.

Do it yourselfers may want to consider replacing the pump (depending on age) or at least the switch and gasket. All can be purchased from Rex Pipe & Supply in Lorain or Cleveland. The pump is about \$ 125.00, the switch and gasket about \$ 25.00. However, complete replacement should be done by a licensed, certified plumber.

Home Depot carries a complete “watchdog” system with pumps batteries, chargers, etc. The cost is about \$ 616.00. Again, a complete installation with proper check valves and plumbing should be done by a licensed, certified plumber.

All “Watchdog” systems will switch to DC battery power when the AC power is out, or the main pump fails. The Watchdog battery accommodates the

system's fluid sensor which will sound an alarm when the battery needs water. Watchdog batteries are stocked dry (without acid). You must add the acid. Once again, if you are not able or knowledgeable about sump pumps, you should contact a licensed, certified plumber. Pumps that are tied to a Radon mitigating system require plumbers familiar with those systems.

The Business Office has a list of contractors and volunteers that can address any of the above concerns if needed.