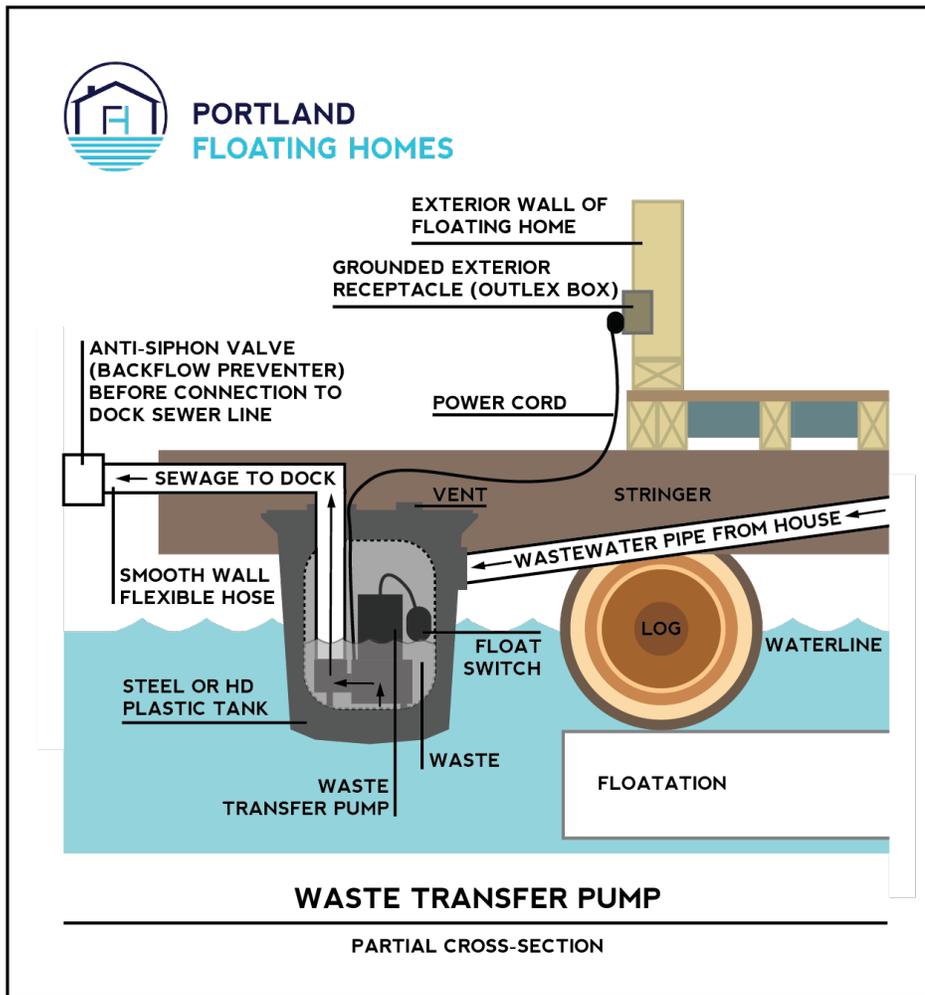




WASTE TRANSFER PUMP

Floating homes have all the amenities that homes on land have. Many of the mechanical systems are identical. There is one way in which floating home systems differ than a typically city home on land and that is its sewage disposal system. On a floating home, this system is called a waste transfer pump (historically known as a “honey pot” or “macerator”). Each floating home has their own tank which captures wastewater from the home and then, as it fills to a certain level, the float switch bobs and activates the pump which pumps the wastewater out of the tank and to the sewage collection pipe at the dock.



MAINTENANCE TIPS:

- Do not let your waste transfer system sit for long periods of time without running. **Run your pump every 2 weeks.**
- To keep your system operating well, it is recommended to **clean the tank at least twice a year** by washing down and breaking up the sludge inside of the tank. This can be done with a garden hose and spray nozzle by spraying the sides, starting the bottom, and allowing the system to pump the water out until clean.
- **Twice a year, flush a biodegradable sewage liquifier** such as SeptiClear Super Pack Bacteria down a toilet in your home. This process introduces enzyme-bacteria into your holding tank which digest and help breakdown fats and solids that settle in the bottom of the tank. If you notice a smell each time your pump kicks on, a product like this will help reduce odors and move more waste out of your tank.

- Some brands of septic pumps can be sensitive to certain household cleaners, chemicals and acids. Familiarize yourself with what brand and model of pump your system has and check with the manufacturer to make sure products like Lime-Away and Bar Keepers Friend are safe.

PUMP MAKE: _____ PUMP MODEL#: _____

John Wesley McPherson, Jr., CFA

(503) 858-7643 / fuzz@PortlandFloatingHomes.com

Principal Broker at The Portland Team with Premiere Property Group, LLC



Typically, the homeowner is responsible for the maintenance of the system from the house to the connection point at the dock, and the moorage owner is responsible for the system from the dock connection point to its treatment location or to the city sewer system, depending on your marina.

TROUBLESHOOTING YOUR WASTE TRANSFER PUMP		
PROBLEM	POSSIBLE CAUSES	HOW TO CORRECT
If the pump does not start or run	Pump is not plugged in, switch or breaker is off.	Plug in pump or turn on switch/breaker
	Check for blown fuses or tripped circuit breakers or tripped GFCI outlets	Replace fuse, reset breaker, reset GFCI outlet
	Float switch is defective	Check and replace (bypass float switch to test)
	The motor thermal protector is tripped	Allow pump to cool. Pump will reset
	Float switch is stuck or obstructed	Remove obstruction or position pump so it will not become stuck
	Worn out or defective pump	Replace pump, (bypass float switch to test)
Tank won't drain or is over-flowing	If the pump is running, you may have a plugged outlet line or pump	Clear discharge line from tank to dock or clear pump impeller (dirty job)
The pump starts and stops too often	Backflow of water from discharge hose/pipe	Install backflow valve or check/replace valve
	Float switch is defective	Replace float switch
	Leak in somewhere inside floating home system causing water to fill up tank	Check for leak (toilets, faucets, etc.) and repair leak
	Leak in tank causes river water to fill up tank	Check tank and fix leak in system
If the pump runs but moves little or no water	Clogged discharge hose/pipe	Remove clog
	Frozen discharge hose/pipe	Allow hose/pipe to thaw
	Pump is airlocked	Remove
	Low line voltage	Check wire size and increase if necessary
	Check valve is stuck in the closed position	Inspect, repair or replace if necessary
	Check valve is installed backwards	Make sure valve is installed in the correct direction of flow
	Worn damaged or clogged pump parts	Inspect for wear, damage or clog, and clean or replace if necessary
	Discharge head exceed pump capacity	Check the performance specifications on your pump to ensure that the discharge height does not exceed the limit of your pump
Pump does not shut off (even when tank is empty)	Float switch is obstructed or stuck	Remove obstruction
	Defective float switch	Replace switch (bypass float switch to test)

John Wesley McPherson, Jr., CFA

(503) 858-7643 / fuzz@PortlandFloatingHomes.com

Principal Broker at The Portland Team with Premiere Property Group, LLC