



Water Drainage & Damp Basements

For the home to stay as dry as possible, water needs to be directed away from the home and the foundation. It is important to remember that water can be the root cause of structural damage as well as causing mold. Therefore, we recommend the following to aid in keeping water where it does not impact the home.

1. Keep all gutters and downspouts free of debris at all times. Failure to do so can damage fascia boards and an overflowing gutter can cause water to splash on siding and move down through the ground along the foundation wall. This can be a source of water in the basement or crawl space.
2. Downspouts discharges should extend 5-6' away from the foundation and be pitched at 1" per foot to assure proper drainage.
3. Maintain the finish grade of the ground to pitch away from the side of the foundation. Add backfill as needed but establish or maintain 6-8" from the bottom of the siding to the top of the grade for proper air ventilation.
4. Flower beds and shrubs should not contact the foundation as the water for the root system can hold excessive moisture.
5. If you have a sump pump:
 - Test and verify your pump is working once a month.
 - If you have a high water table and your pump runs often you might consider adding a backup pump and battery backup for both pumps in case of power failure.
 - Check and verify that all discharge hoses and lines are not plugged and are in good condition.
 - Make sure that your sump pump has a sealed cover as this is a safety issue for small children and pets. It is also a primary entry point for radon gas.

Keeping a dry foundation is very important not only structurally for the home but the health of those that live there.

For additional information, or to schedule an inspection, please call Jeff @ (608) 434-0790.

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