

Wet Basement/Crawlspace?
Foundation Movement?
Mold Growth?

Checked your Sump Pump lately?

George Scott

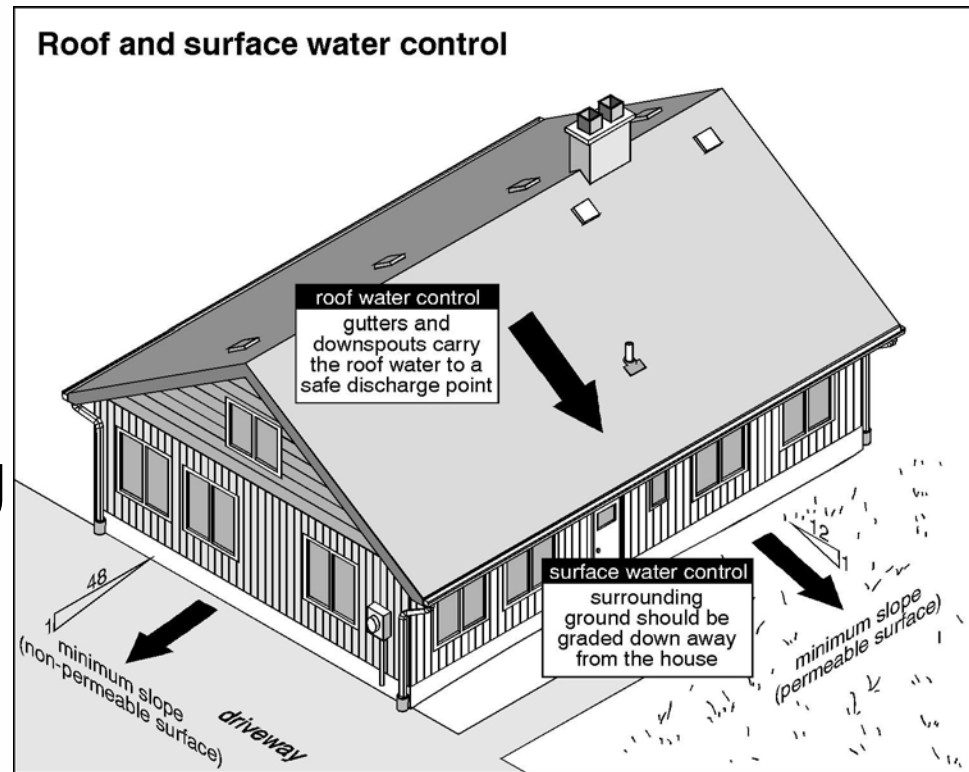


Sump Pump importance

- How many of us understand the importance of the sump pump in keeping water away from the foundation of our homes?
- When was the last time you checked your sump pump for proper operation?
- Notice any foundation cracks around your home? Ever make the connection that your sump pump may be the cause of this cracking....?

Moisture control in the home

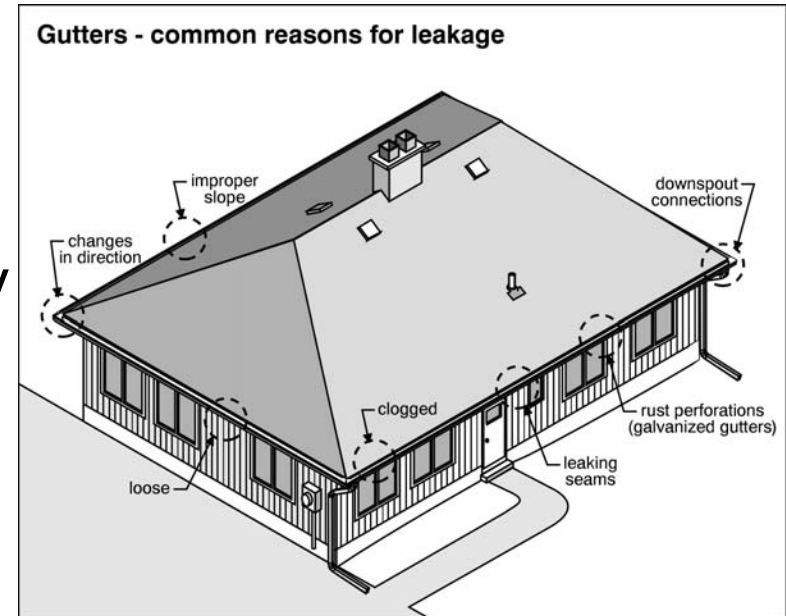
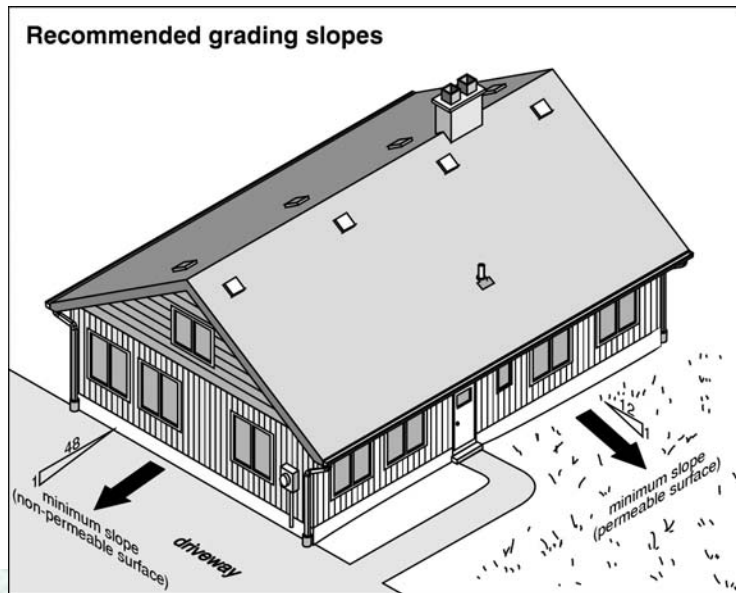
- Rule #1 - Water is the enemy of a home.
- Rule #2 - As a homeowner, your maintenance checklist should include checking the key items that ensure all surface and sub-surface water is directed away from the home.



Surface Water Control

– Gutters & Downspouts

- Ensure no obstructions in gutters and ensure downspouts push out away from home

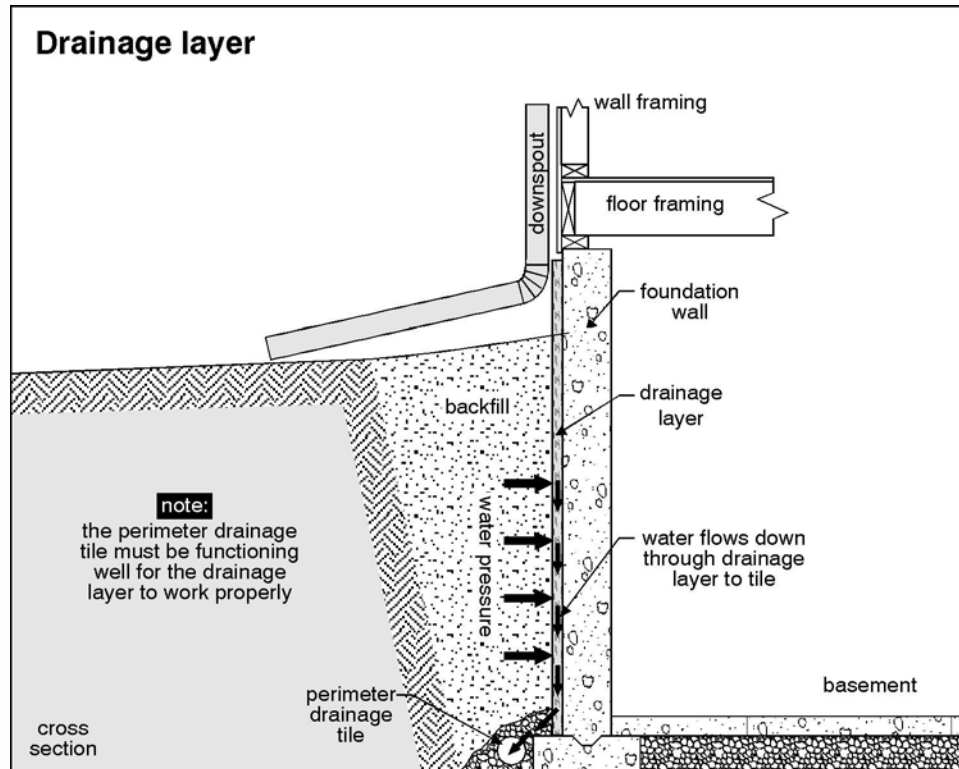


– Lot Grading

- Ensure landscaping does not slope back towards the home

Sub-Surface Water Control

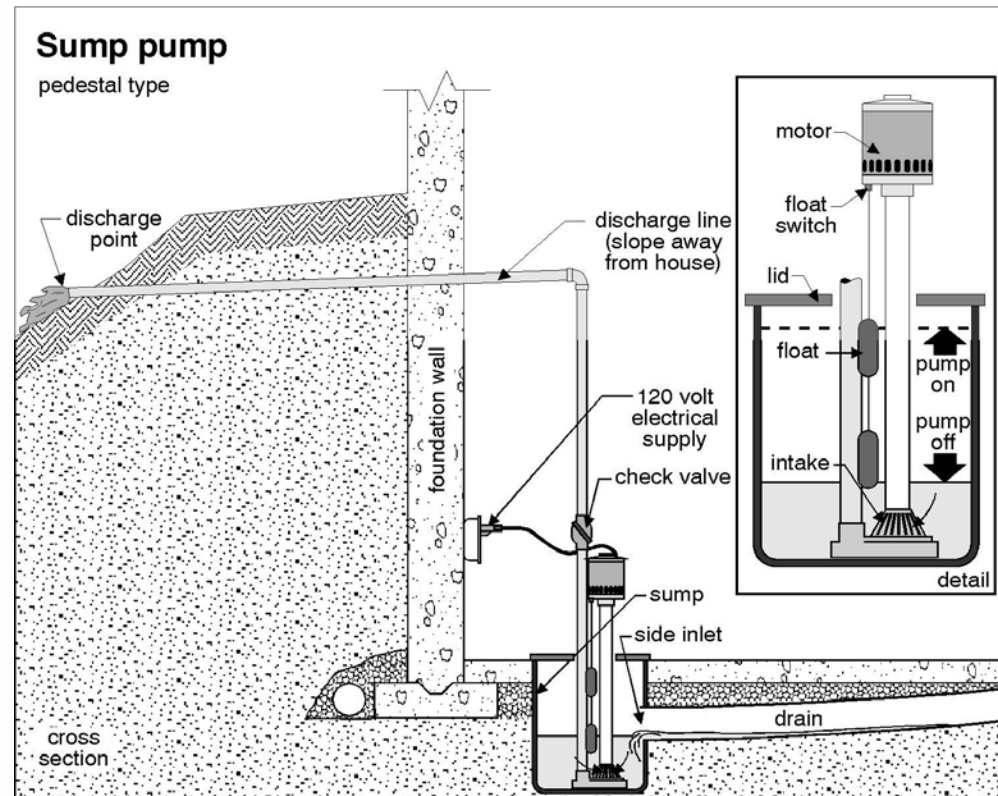
– Perimeter Drain System



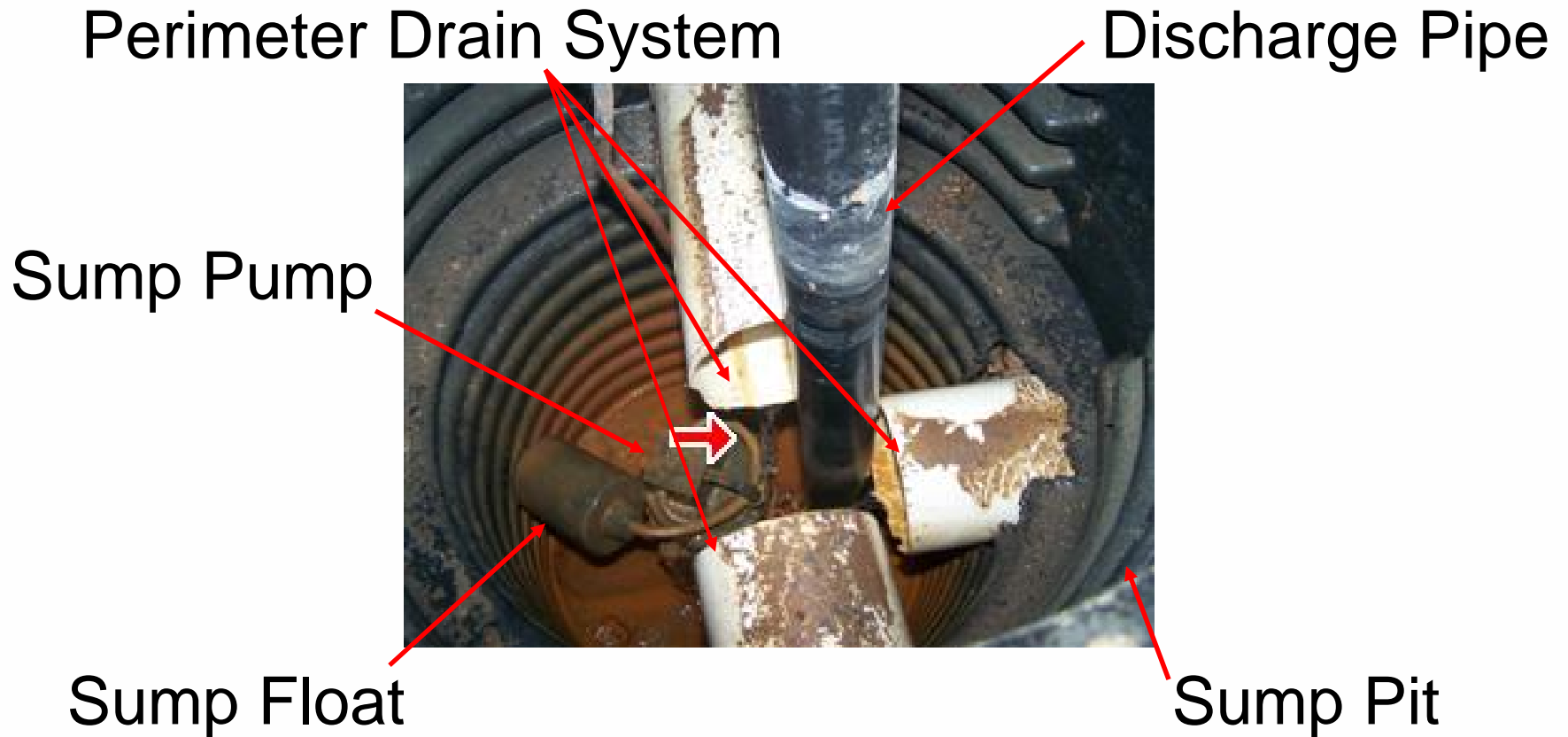
- Surface water can move along the foundation wall
- This water is collected by the perimeter drain system and sent to the sump pump for discharge away from the home

Sump Pump Discharge System

- The sump pit gathers water from the perimeter drains, allowing this water to flow away from the foundation
- When the level reaches a set height, the sump turns on and discharges water away from the home



Sump Pump System



Sump Pump Problems

- Stuck floats & pump failure are the #1 sump pump problems
 - If your float is stuck, or the pump fails, the sump will not come on and will not discharge the water
 - This fills the sump, traps water in the perimeter drains, and traps water against the foundation walls of the home

Pump itself fails and stops working



Float gets stuck between pump and sump walls

Sump Pump Failure Results

- The results of sump pump failures can be dramatic and costly:
 - Foundation wall movement
 - » Due to expansive soils
 - Flooded basement
 - Mold growth



Sump Pump Testing

It is important to check your sump pump regularly to make sure that it is in proper working condition.

- Remove the cover and slowly pour water into the sump tank.
- Watch for the "float" to rise and trigger the pump.
- Once the pump is engaged, the water level will quickly lower and the float will shut off the pump.

Resources

- Sump Pump Info
 - On-line resource for sump operation & maintenance
 - <http://www.sump-pump-info.com/>
- Scott Home Inspection
 - As part of our standard home inspection, we will inspect foundations, crawlspaces, moisture intrusion areas, mold concerns, and yes...the sump pump.
 - <http://www.scotthomeinspection.com/>
 - 970-532-2424 or 720-979-4960