

Some common issues to look for:



Gutter mounts failing and the downspout is disconnected. Keep downspout drains clear of mulch and debris.



Repair any crushed or incomplete drains assuring they discharge away from the home.



This splash block is discharging in a planter. Water trapped next to the building may end up under the home.



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The home Inspectors

Tip Sheet

Expert advice on homeowner's questions

Water Problems and solutions under your home

Water in crawlspaces or basements can cause major damage.



Many homes have water problems and the solutions can range significantly in cost to remedy. You always should start with the simple and cheapest answers.

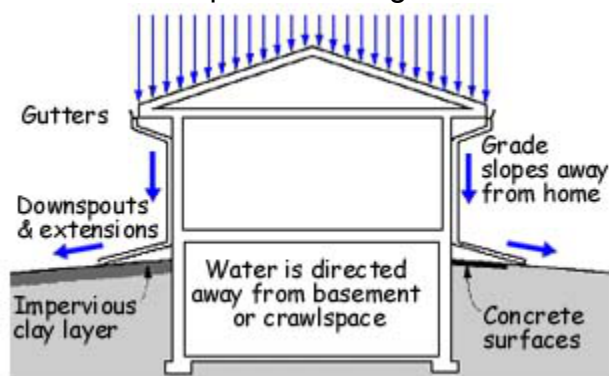
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Gutters and Downspouts

The most common source of water under homes is ineffective downspouts and missing splash blocks or drains. Inspect them regularly for failing mounts, crushed downspouts, and proper drainage.

You should walk around your home in the worst weather, at least a few times a year and look to see how the gutters and downspouts are working. Overflowing gutters can cause damage to roofs, fascia and soffits as well as flooding areas below grade.

Keep them cleaned and maintained, make sure all downspouts are discharging away from the building. If the water puddles next to the foundation, it is likely to end up in the basement or crawlspace. Make sure mounts are tight and there are no low spots along gutter runs. Clean them at least once a year, usually after the leaves have dropped in the fall. Some homes need more frequent cleaning.



Grading and Landscaping

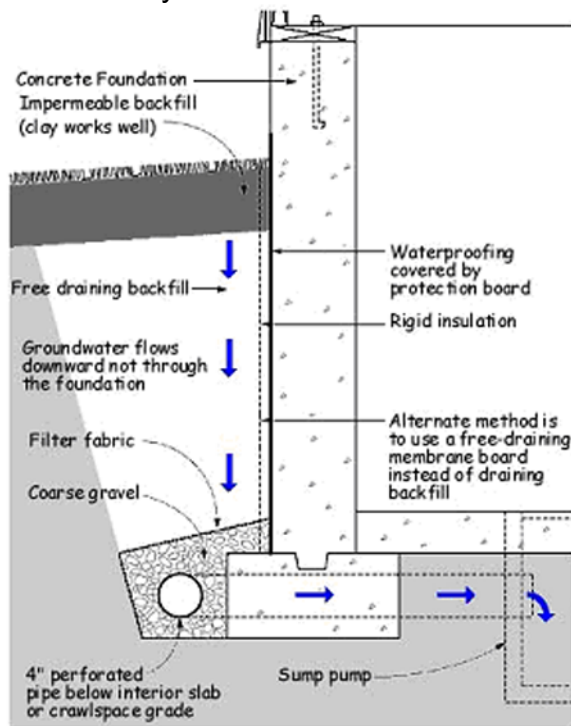
If there is a negative grade (soil sloped to the home) water may puddle next to the foundation. Where possible, always have soil graded away from the structure.

Consider repairing any concrete walks or patios that may slope to the home.

Be careful with landscaping edging and planter boxes, as they often will cause water to puddle. Never allow downspouts to discharge in low areas like planters, but instead carry water several feet away from the building.

French Drains

This option is very effective at capturing water and draining it away before it can work its way under the home.



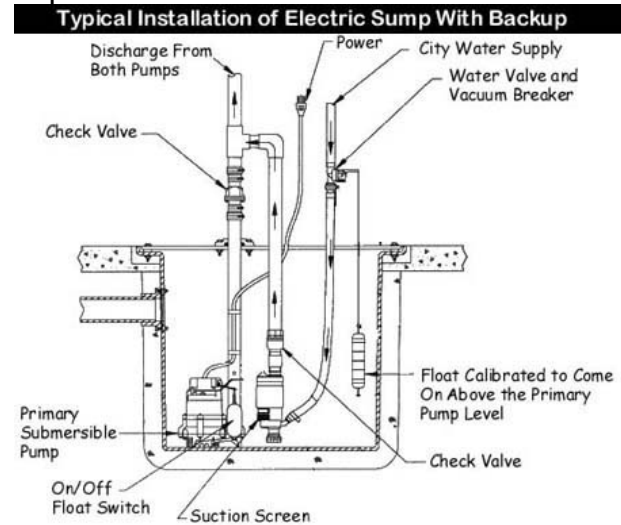
They can be expensive, so it is advised that you check the gutters, downspouts, splash blocks/drains and grading before opting for a french drainage system.

Drains and Sump Pumps

In some homes where the water table is high and drainage is poor, you have to deal with the excess water with drains or pumps.

Drains are useful when there is a suitable location to hook up the pipe to. Often times there is no location low enough to have gravity do the job, and in these cases a pump is the best answer.

We recommend that you consider a backup pump in situations where its failure can cause significant damage or flooding. If there is a power failure or the pump breaks down, the backup can be very important.



One type of a backup pump is powered by the water supply to the home. These have the advantage of being mechanically simple, relatively inexpensive and can do the job until you repair the primary pump or the power is restored. This pump does waste water, so they are not to be used as a primary pump, only a backup.