

RECOMMENDED PREVENTATIVE MAINTENANCE

- Regularly inspect your property inside and out.
- Inspect foundation, basement walls and basement floor regularly.
- Seal and waterproof any cracks.
- Consult a professional as needed.
- Make sure your sump pump is working and is plugged in.
- Consider a battery or water powered backup for your sump pump in case of power loss.
- Install a window well cover over basement windows and egress window wells that are below grade to protect from rain and snow.



Regular inspection of the interior and exterior of your home is crucial to find potential drainage issues on your property.

DISCONNECT DOWNSPOUTS FROM FOUNDATION DRAINS



A downspout connected to a foundation drain, like shown above, **INCREASES** the risk of a basement backup for you, and your neighbors', property. City ordinance 25.033 requires disconnection of all downspouts from foundation drains.



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GUTTERS DOWNSPOUTS & OTHER EXTERIOR MAINTENANCE

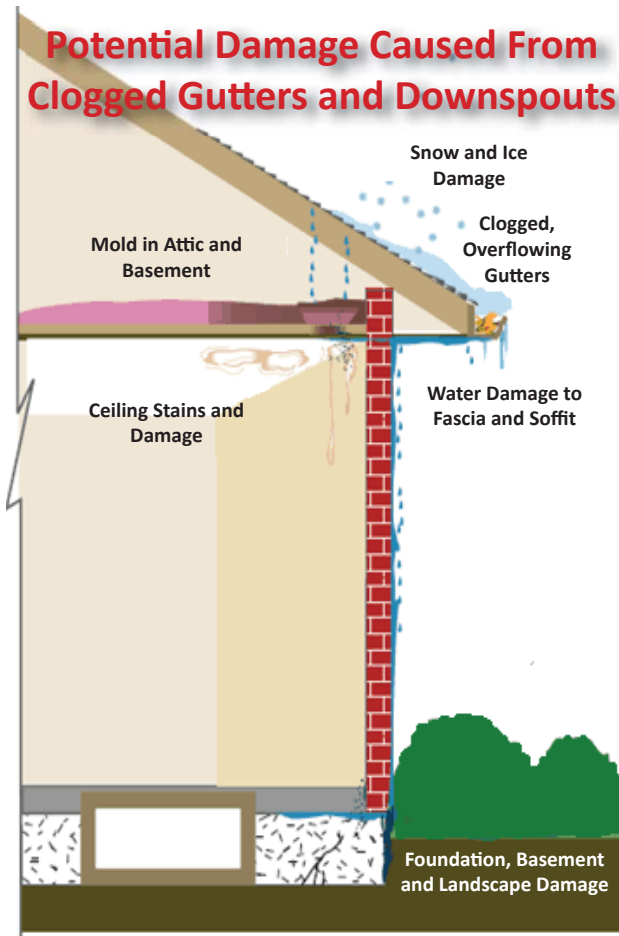
Property Owner's
Preventative Maintenance Guide

Maintenance Tips for Reducing Basement Backups



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Cleaning and maintaining your gutters and downspouts is a very important responsibility of property ownership. Gutters and downspouts serve to control the flow of rainwater to protect your roof, walls, and foundation. **A debris filled gutter can cause roof rot, basement leaks, and other water damage to your home.** Clogged gutters also make the perfect home for rodents, birds, bee infestations and mold. Ignoring your gutters can cause major damage resulting in expensive repairs.



HOW OFTEN SHOULD GUTTERS BE CLEANED?

Frequency of cleaning depends on how many trees are on your property, and the abundance of leaves and debris that collects in your gutters. It is recommended to have gutters and downspouts cleaned at a minimum in the Spring and Fall, annually.



DOWNSPOUTS AND DRAINAGE

- Downspouts should be positioned at least 5 feet from the foundation.
- Ensure water is directed away from your home's foundation.
- Downspouts should be disconnected from the sanitary sewer line to reduce the risk of basement backups.



LANDSCAPING TIPS

Plantings and landscaping beds near the house can create problematic drainage in your yard, which can lead to a variety of problems, including basement backups.

- Slope low areas around the perimeter of the home so rain water does not pool near the foundation.
- River rocks, gravel, or other decorative hard scape can be used to design drainage swales to guide stormwater away from the home.
- Design a Rain Garden, away from the home's foundation, in low lying areas to allow water to pool during a downpour, then slowly drain into the soil.
- Get professional help from a Landscape Architect if drainage is problematic on your property.



Improving the drainage on your property is well worth the investment to protect your home from water damage. Direct all water away from the foundation of your home.