



**CONSULTATION REPORT**

**Inspector: Roger Hankey, ASHI #269**

**Property: 26400 Sample Street, Small Lake, MN 55321**

**03/09/06**

Client: *Samuel Client*  
 26400 Sample Street  
 Small Lake, MN 55321

Lakeshore:   
 Manufactured:

Area: *Suburb*  
 Building Type: *Single Family*  
 Year Built: *1976*  
 Levels: *1*  
 Street Surface: *Paved*  
 Street Type: *Township Road*  
 House Faces: *South*

Garage: *Attached 2 car*  
 Space Below Grade: *Basement*  
 Soil Condition: *Damp*  
 Sky: *Overcast*  
 Precipitation: *None*  
 Temperature: *35*  
 Start Time: *9:05 AM*

Client Present:   
 Owner Present:   
 Agent Present:   
 Occupied:   
 Water On:   
 Electric On:   
 Gas On:

Consultation Report on 26400 Sample Street, Small Lake, MN 55321 March 09, 06

**WET BASEMENT CONSULTATION**

**Regarding:**

*Standing water in basement.*

**Purpose and Scope:**

*Determine cause & remedy for seepage. Visual examination*

**Limitations:**

*This report is limited to readily accessible areas and does not allow for disassembly of equipment, moving personal possessions, or excavation. The report is limited to the purpose and scope. It is not intended to be technically exhaustive, nor to imply that every defect was found.*

**Information Provided:**

*Client has occupied this property about 8 yrs. She has had numerous seepage events, including during recent heavy rains, and when the sump pumps failed. Home is on private septic system and private water well.*

**Findings or Observations:**

**Exterior**

*The house adjoins a wetland at the rear and east.*

*The house is equipped with rain gutters, however, the one on the front of the garage is slightly damaged. This gutter and some others are at least partly clogged with leaves and debris.*

*The downspout at the left rear (NE) corner of the house extends about 4 ft. to the East. The water from this spout simply runs back along the rear wall to the NE basement window well.*

*The rear gutter lacks a valley shield.*

*The concrete apron between the garage and the asphalt driveway has settled and drains back toward the house and garage.*

*The front walk has a low spot between the driveway and the front stoop. This low spot drains into the unfinished area below the stoop.*

*The area along the rear wall of the house is low and the retaining walls at the rear lower level windows are not high enough to permit proper grade slope to correct the drainage along the rear wall.*

The siding and wood casing around the left lower window has considerable water damage due to improper or no flashing above and around the window.

### **Interior**

The unfinished basement space under the entry stoop is wet, including the plywood forms for the concrete entry. Fungus is growing on the wet plywood. The floor of this space is river rock, not concrete.

The basement floor was covered with linoleum. The standing water has led to mildew growth on the under side of the linoleum.

The basement is equipped with two sump pumps. One is for the gray water (laundry, air conditioner condensate, etc.). The other pump is for foundation drainage.

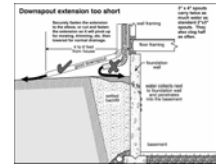
The main sewer exiting the front wall is cast iron pipe. The upper part of the interior section of the pipe is severely cracked and rusted. Rusty streaks below the pipe indicate that it is leaking.

### **Conclusions:**

Seepage is primarily due to excess water from roof runoff, and poor exterior drainage (walk, drive, grounds)

Other causes include high water table and pump failures.

**See attached picture.**



### **Recommendations:**

Remove and replace the concrete apron and front entry walk. The new apron, driveway, and walk must be designed to drain away from the house and garage.

Repair and clean the gutter on the front of the garage.

Install a valley shield on the rear gutter (at base of valley).

Replace the downspout elbow at the NE corner and discharge the spout with a 10 ft. extension to the rear.

Install new taller window wells around the rear basement windows.

Add soil and regrade along the rear wall so that the ground slopes away from the house.

Remove the NE basement window and install with proper flashing.

Purchase and install a battery backup sump pump.

Remove and replace the section of main sewer that penetrates the front wall.

Remove all linoleum from the basement floor. Replacement flooring should not contain any paper (not linoleum).

**See attached picture.**



### **Commentary:**

*These recommendations do not guarantee a dry basement, but will greatly improve the present conditions. Additional measures may be needed after these primary remedies have been installed and their performance evaluated.*

---

**Attachments:**

*Digital photos were taken and transferred to clients computer.*

---