



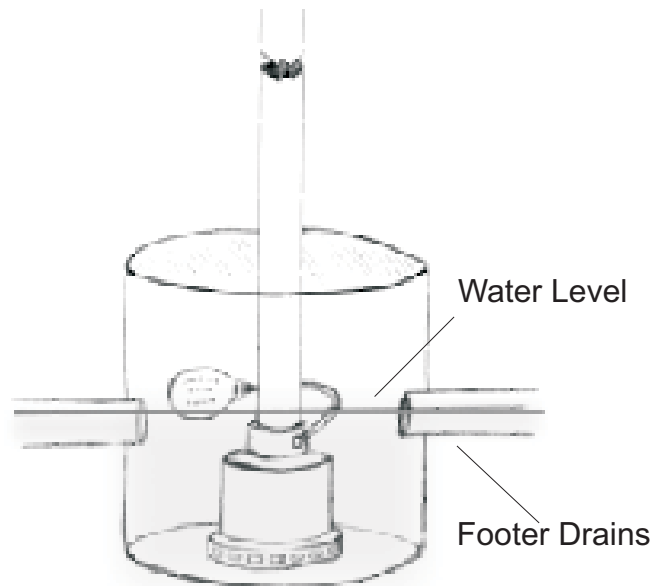
## Sump Pump

When checking a sump pump an inspector will try to operate the unit and verify its working condition. Over the years we have noted a condition resulting from improper installation that can cause foundation and footer damage to a house.

When the water level in the sump crock is allowed to rise above the bottom of the footer drain opening . . .

water will then reverse it's flow and begin to saturate the drain tiles, spilling over into the gravel trenches around the footers before it will raise the water level in the sump allowing the float switch to engage. This condition over time will create soft soil around the footers causing footer failure, movement and settling in the foundation walls.

Sometimes, simply adjusting the float switch to engage at a lower water level will correct the problem. However, sometimes the footer drains were just installed too low for a typical sump pump. In that case a bottom feed sump pump should be installed which will take the sump water level down to about a half inch or well below the footer drain openings.



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