

Our Specialty

We specialize in drainage problems that can present major problems for homeowners and can result in costly reconstruction. Incorrect grading and surface water can keep your basements and crawl spaces wet and can cause damage and compromise your foundations. Major causes are surface water from rain and snow that drains from the yard, sidewalk or driveway towards the foundation because of incorrect grading.

We can inspect and evaluate your particular water problem(s) and together we will come up with a drainage solution or water proofing system that best meets your needs and can improve the value of your home. We are experienced and knowledgeable and can make several recommendations to remedy your particular situation. Musty smells, mold and mildew on basement walls are good indications of moisture getting into your basement as well as bowed or cracked walls. Solving water problems is difficult and sometimes takes exploratory work. Due to hidden problems behind walls and ceilings, or under floors and ground, we may recommend taking a step by step approach to resolve.

Large amounts of water can run off a home's roof or property from either a short, intense period of heavy rain, or a steady moderate rainfall lasting for a day or more. If this water is not drained away from the home's perimeter by proper grading this water can percolate along the foundation creating heavy wet soil, overwhelm the drainage capacity of the soil, leak into the basement and put hydraulic pressure on the foundation walls. Foundation walls can crack or in CMU walls the open cells draw water, causing even more water to run into your basement.

Making it **possible** to gain
additional finished living space
back in your home.
Dry basements make lower
levels **enjoyable** again.



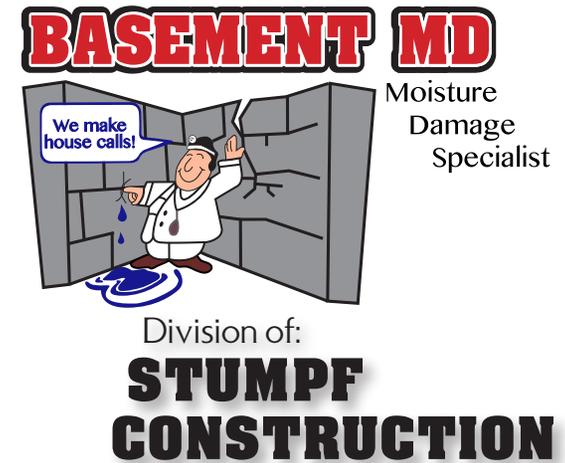
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Specializing in solving drainage problems in your home

Proper Grading and Slope

Proper final grading of your property is essential. Most building codes require a minimum of 6 inches of slope in the first 10 feet and with another foot of slope in the next 100 feet. This is a minimum and more sloping will obviously help get the water away from the foundation faster. Correcting the slope and the finish grade of lawns to maintain positive grade is very important as well as proper backfilling, adding soil and mixing sodium bentonite with the soil to help seal the soil. Adequate drainage reduces the amount of water pressure on your foundation and helps keep your basement dry. Sometimes it is necessary to add impervious surfaces to aid with the water runoff.



Drainage Swales

Proper drainage swales are shallow ditches that drain excess water away from foundations. Often overlooked and under used, drainage swales are simple and inexpensive foundation maintenance and lessen the need for more expensive foundation repairs. To aid in proper water drainage we may recommend installing appropriate landscaping materials and retaining walls.



Rear to Front Surface Drainage diagram shows how the swales direct water away from properties



Split Surface Drainage diagram shows how the swales convey water to the front and back

Install Gutters and Downspouts

Gutters and downspouts are an important part of the drainage system around your home. If yours are clogged, leaking, damaged, nonexistent, wrong size for water flow, or if the downspout empties right beside your home, they could be causing your water problem.

Window Area Wells

Properly installed and sized window area wells and depth of eaves (especially over basement windows) are also an important part of the drainage solution to keep your basement dry.

Foundation Drainage Systems

We can install either an inside or outside tile system depending on the type of basement you have. Proper foundation drainage system(s) can help prevent foundation problems. Cracked foundations are costly to fix while foundation drainage is a reasonable inexpensive way to prevent foundation problems.

Structural Damage

We can evaluate, inspect and make corrective recommendations to repair structural damage and cracked foundations. We specialize in replacing, repairing and stabilizing (underpinning/anchoring) basement walls and are certified installers of Chance helical piers.

Stumpf Construction Services, Inc

is a family owned business, established in 1975 as a general contractor and can consult with you for all of your construction needs.

Basement MD is a sub-division of our company to address the growing problems of basements and make them more usable.