



What's the Problem?

Basically, home drainage problems are caused by too much water or by water that's misdirected. Left uncorrected, these problems can cause significant damage to both your home and property.

Damp or wet basements and crawl spaces

invite silverfish, rodents and other pests into your home. Dampness also rots wood. It promotes the growth of mold and mildew. And standing water can freeze and thaw, cracking and weakening the concrete foundation of your home.

Puddles or pools on your property

can be harmful to trees, shrubs and other plants. Most garden plants cannot survive if their roots stay drenched for long periods. Puddles or pools are unsightly and may become stagnant, causing unpleasant odors and attracting insects.

Soil erosion and slides

can literally carry land away, damaging property and homes. How much damage is caused will depend on the amount of water, how fast it is flowing and the size and kind of material over which the water flows. Sandy soils erode very easily. Large gravel and rocks are not easily eroded, because of their weight. Clay and silt have cohesive properties that can hinder erosion, even though particle sizes are very small.

Your drainage problems are everyone's.

Water running off your home and property can carry litter, oil, gas, fertilizer, pesticides and anything else that can float, dissolve or be swept along. These pollutants flow directly into lakes, rivers and streams. The oil that drips onto your driveway, the excess fertilizer

or pesticide used in your yard, even the soap and dirt washed off your car—these can affect the health of our waters, and they can contaminate the fish and shellfish we eat.

For these reasons, it's important to properly manage the drainage around your home. The City of Redmond's storm drain system is not directly connected to a water treatment plant.

So even if your drains are connected to the City system, they still carry water directly to area lakes and streams. It is good to think of the catch basin near your house as the start of the stream.

On your property, you are responsible for needed drainage work. The City may be of assistance where drains need to be extended onto City-owned property; the only locations where the City's crews are authorized to work.

If you already have drainage problems on your property or around your house, please read on!

Warning: Slide Area

When large amounts of soil move, either quickly or slowly, it is called a landslide or mudslide. The potential for these slides increases when it rains. Rainfall causes slopes to erode, making them steeper. The soil also becomes saturated, making it heavier. Saturation also weakens the soil by acting as a lubricant between particles. The heavier, slippery soils can actually flow downhill—causing considerable damage to homes and property.