



10506 Villard

On 8/27/2026 I inspected the foundation of the property located at 10506 W Villard. The basement had previously flooded back in August of 2025 during a historic rain storm. This storm caused many power outages in the region including this residence. The sump pump had no battery backup system, because of that the basement had no way of discharging incoming water. I found no visual evidence of reoccurring water intrusion; it is of my professional opinion this basement does not have an on-going leakage issue and the existing drain tile works up to standards. My only recommendation is to have a plumber install a battery backup sump pump system to avoid any leakage in the case of a power outage during a heavy storm.

A handwritten signature in black ink, appearing to read 'Sam Sherman', with a long, sweeping horizontal line extending to the right.

Sam Sherman

Owner/Lead Project Manager

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