

STORMWATER DRAINAGE REPORT ADDENDUM

for

WISHWAS SFR REMODEL

8203 Avalon Drive

Mercer Island, WA

MERCER ISLAND #: 2505-004

ISSUE DATE: 10/08/25
REVISION DATE: 01/12/26

PREPARED & REVIEWED BY:
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01/12/26

CLIENT

ATTN: Jen Tamblin, Architect
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ENGINEER

WESI Land Use Consultants
Job # 24-1102-A

Addendum to Minimum Requirement #5

Initially, I viewed TV footage of the roof drain line coming off the northeast corner of the existing house and down to the street. The drainage line appeared to be functioning and has been rated by Action Jackson Plumbing as in ‘overall fair condition’ and ‘with minor debris... but flowing properly.’ As this was the case, and I was unaware of any reported drainage issues for this line, and vouched for reusing this line for the house remodel project.

A further, more detailed view follows, as requested:



The initial inspection camera is from the original pull backwards. For most of the length, before the transition in size and angle, it appears the line is composed of 6 inch concrete pipe meeted together regularly at pipe bell-end on hard edge connections. These all appeared undamaged and did not appear to be unseated in any way. Three quarters away from the end of the pull to the end, it appears the pipe sags almost flat, but appears to still be free flowing in the same direction.



The 6-inch to 4-inch transition appears to be a cut-in grouted connection at less than 90 degrees to the larger line. Through the whole pull to the transition out, the line appears to be free flowing and free of damage.



The next camera pull is from the lower end of the inspected pipe run, near the property frontage. For most of the length, as well, before the transition in size and angle, it appears the line is composed of 6 inch concrete pipe meeted together regularly at pipe bell-end on hard edge connections. The line appears to be free flowing and free of damage

The remodeled roof, having a similar area and runoff capacity, may utilized the concrete roof drain line from the house down to the street. To do so, the new or existing reused downspouts will connect into the roof drain where roof drain connections currently exist. There does not appear to be a noticeable need for repair or replacement of any part of the line. Per visual appraisal, there appears to be nothing preventing this line to be reused as-is after the remodel.