

Drainage Danger

Don't Let Water Wreck Your Home ...

What Can Go Wrong When Drainage Fails?

- **Foundation Damage**: Water flowing toward the house can cause cracking and erosion beneath the foundation.
- **Soil Erosion on Slopes**: Retaining walls can buckle under pressure if improperly built or deteriorating.
- **Water Intrusion**: Poor grading can direct rainwater or sprinkler runoff into crawl spaces or basements.
- **Slab & Patio Issues**: Sidewalks and patios installed without proper slope can send water toward — not away from — your home.
- **Pool or Landscape Shifting**: Shifting soil can cause raised concrete, trip hazards, or even pool damage.



Simple Homeowner Checks to Prevent Drainage Problems

- ✓ 1. Walk Your Property After Rain:
 - Look for pooling water near the house or retaining walls.
 - See if water runs toward the house — it should always drain away.
- ✓ 2. Use a Marble or Ball Test:
 - Place a marble or small ball on patios or walkways. If it rolls toward your house, your slope may be incorrect.
- ✓ 3. Check Sprinkler Lines:
 - Watch for soft, soggy spots in the yard even when the sprinklers are off.
 - Broken underground lines can create unseen erosion beneath patios and foundations.
- ✓ 4. Inspect Retaining Walls:
 - Leaning, bulging, or cracking walls are signs of soil pressure.
 - Wooden walls often rot over time — may not be strong enough to support sloped terrain.

Protect your home from costly water damage — starts with good drainage.