

DID YOU KNOW?

The lower mainland of BC receives on average 50 inches of rain every year, and it only takes ¼ inch of rainfall on the roof of a 2,000 square foot home to create 260 gallons (1,200 litres of water). That is a ton of water to manage! It is imperative that you as a homeowner manage rainwater as part of your ongoing home maintenance to prevent water related issues. We have a few tips below

WINDOW WELLS

Window wells are designed to take on some water, to ensure water can flow down to the weeping tile, be sure to remove all debris from window wells, it is also important to keep clear of snow and ice in the winter.

DOWNSPOUTS & EAVESTROUGHS

Keep all eavestroughs clear of leaves and other debris. Failing to do so can cause overflows that will trap water against your home's foundation. Make sure all downspouts are down and draining away from the home as any water that collects in soil around your home increases the potential for water penetration into the basement

SETTLEMENT

Once your home's soil has settled, low spots may occur and these must be filled to prevent water from pooling around the foundation. To fill low spots, remove the topsoil and fill with compacted clay ensuring it slopes AWAY from the home. (recommended 10% slope) It is important to only use topsoil once the clay has been added, topsoil is not an appropriate grading material.

LANDSCAPING

When doing final landscaping of your home, it is important to not alter the rough grade on the property. It is important to be mindful of the positioning of some landscaping, try and understand where your sprinklers and flower bed are positioned, this may overload the drainage system.

SUMP SYSTEM (If applicable)

Sump pumps and other draining systems remove water that can accumulate under the basement slab. As part of your continuing home maintenance, be sure it is working as intended. Make sure that your discharge hose is directed away from your home.

This document is intended as general recommendations and best practices for home maintenance and does not replace or alter the warranty certificate nor the obligations of the builder and/or homeowner with regard to the warranty policy.