



## Curb APPEAL

# THE IMPORTANCE OF PROPER DRAINAGE ON YOUR PROPERTY

One of the most overlooked, yet important aspects of landscape design is properly accounting for water flow on a property. This area of landscape construction is vital considering the ramifications of water damage to a home's value. The damage that water causes to residential homes in the United States is far greater than both fire and termite damage combined. Just like a doctor, it is important to take both preventative measures to safeguard against water damage and to quickly diagnose and prescribe when faced with a water issue. As the rainy spring season approaches, here are some simple warning signs that can prompt you to seek the advice of a landscape professional and to hopefully limit the costly implications of neglect:

- a. You notice that your leader drains (the vertical drain pipes that attach from your gutters to the ground) have loose connections.
- b. You notice that your leader drains do not connect to underground piping at grade and water empties against or near your foundation walls
- c. You notice that your foundation walls have water stains, may stay damp or wet or that water tends to pool against the walls without dissipating quickly.
- d. You have either a driveway that slopes towards your garage doors or your grade pitches towards your home and you do not have a preventative drainage solution in place
- e. You live in an area that has a high water table or you have neighbors that have had floods and you do not have a preventative drainage solution in place.
- f. You notice that an area of your property that is normally dry stays very

wet (either landscape beds or lawn) — usually a drainage or irrigation issue.

Most homeowner's policies do not protect against water damage to your home and many times the devastation to personal property can be quite significant. Other potential problems caused by improper water flow on a property are loss of plant material, damage to hardscape surfaces such as patios, walls, walkways and driveways, erosion of both turf and landscape beds and sometimes insect problems due to moisture or standing water.

Although water damage can sometimes take years to rear its "ugly head," be proactive and safeguard your greatest asset, your home and property. Many times small preventative measures can prevent costly, future problems from arising. Waterproofing your property is one of the smartest things you could do as a homeowner.

*Scott Parker is the owner of Parker Homescape, a design/build landscape firm that has been recognized as one of the Top Landscape Design/Build Firms in the United States and has been recognized locally by Design NJ Magazine, New York Spaces Magazine, The Suburban News and many other prestigious publications. For information on Parker Homescape, visit their design portfolio @ [www.parkerhomescape.com](http://www.parkerhomescape.com) or call 908-626-1100.*