

DOES YOUR LANDSCAPING MEET THE GRADE?

Need to Know Guide to Prevent Costly Water Penetration Problems

SO WHAT IS GRADING??

- In new home construction, North Prairie as the builder, are responsible for bringing your lot to the required **Rough Grade**. For more information on preparing your lot for final grade please reference the grading plan for your neighborhood. This plan outlines the direction of where the water must drain to on your lot.
- Once North Prairie carries out the rough grade of the ground around your home, to ensure there is positive drainage away from your foundation, **the rough grade is then inspected and approved by the City of Saskatoon before the building permit can be closed on your home.**
- This rough grade prepares the ground for the next step, which is a final grade and the installation of your landscaping and allows for you to **put roughly 4" of top soil and grass on top.**
- **The rough grade may settle due to time and weather and it's absolutely essential that you fill any depressions and hollows with dirt/compacted clay (not top soil) before you put your top soil in place.** Once filled with clay, topsoil can then be added. If you have installed top soil and then notice an area of settlement, you need to remove the top soil in that area, and fill the depression with dirt/clay.
- Weather and settlement can cause the clay backfill around the perimeter of your home to settle, the soil can then slope towards the foundation and allow water to drain towards your home. **This may cause leaking into your basement. Upon final grading, it is recommended to achieve a slope of 5% around the perimeter of your homes foundation.**

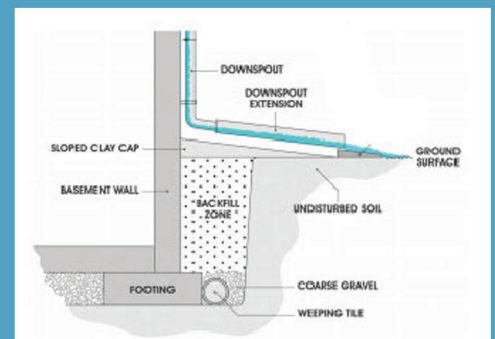


SEASONAL WORK

If you took possession of your home in late fall, winter or early spring, chances are there will be exterior seasonal items that we need to come back and complete for you (check your turnover sheet to reference these items). We cannot begin any seasonal work until all the frost is totally out of the ground. **We generally schedule to carry out all grading, landscaping, concrete work etc. during the mid June-Sept period (weather permitting).** For efficiency purposes, this work is usually scheduled area by area instead of in the chronological order in which the houses were delivered. Please be patient as we move through your area

SURFACE WATER MANAGEMENT

- **Eavestroughs and downspouts** - channel water off the roof and away from your foundation into drainage swales. Ensure they are kept free from debris at all times or water can become trapped next to your foundation.
- **Downspout extensions** - should be used all year round as water that collects in the soil adjacent to foundation walls increases potential for water penetration to your basement. When the water freezes, frost heave can occur and potentially lift your deck, driveway or sidewalk. Frost heaves can also cause foundation problems. Ensure extensions are positioned to drain into a property line swale or towards the street or back lane. Please note it is illegal to direct water from your property to a neighbouring home.
- **Window wells** - must be kept free of leaves and debris so water can flow to your weeping tile.
- **Sump pump** - As part of your maintenance program; ensure the sump pump is working correctly. If the sump is running continuously; it's possible the water is recirculating due to a surface grading issue.
- **Splash pad** - Ensure your sump pump extension (splash pad) is in place and that water from the sump pump is being directed away from your home. Sometimes a sump pump extension may be required to remove water to a swale area.



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northprairiehomes.com/customer-experience

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"Please get in touch with me if you have any questions in relation to caring for your new home. I would be happy to help!"

Christine McKay

Customer Support Coordinator

306-931-2880

customersupport@northprairiehomes.com



FACT

Completing your fence, final grade or landscaping without understanding or referring to the lot grade plan for your property can lead to costly issues such as basement flooding and water from neighbouring properties destroying your landscaping. **Please get in touch with us and we would be happy to offer advice to prevent such problems. Prevention is much better than a costly cure!**

SELECTING A LANDSCAPER?

- If you are uncomfortable with completing the landscaping yourself **it's important that you select a reputable and experienced landscaper to do the work.**
- Your appointed landscaper **must understand and maintain the surface water plan for your property. It's essential they do not alter the direction of drainage on the property. You should provide them with a copy of your lot grading plan.** Maintaining the function of the swales and drainage plan for your lot is a necessity. Swales are shallow depressions in the rough grade designed to direct surface water runoff away from the home.
- Sometimes, as a cost saving, landscapers may not install the required amount of top soil (approximately 4") or do a proper final grade prior to installation of top soil - which can lead to water and drainage issues on your property. Please be mindful of this.
- **Rocks and gravel are for cosmetic purposes only and are not meant to be used as a fill!** Bring the area to the required final grade prior to laying any rock or gravel around your home.
- **Flowerbeds should not be placed immediately adjacent to the foundation.** Watering may overload the drainage system.
- If you are in doubt about the level at which your fence or grading should be at – **Please contact us. Mistakes will be extremely costly to you and damage to your home caused by improper levels or landscaping are not covered under the New Home Warranty Program of Saskatchewan**
- A reputable landscaper should have no problem giving you a **written guarantee that water issues on your property will be covered under warranty for an initial 12 month period.**



DID YOU KNOW?

Walking on freshly laid sod or even sod that is saturated from sprinklers, heavy rainfall or spring thaw, will create humps and dips. Avoid walking on new sod for at least one month after installation. The damage caused is irreversible, costly to repair, and is not covered under your warranty.



FACT

As the owner of a new home you now have a responsibility to ensure water is draining away from your property - **Damage caused by improper maintenance is not covered under warranty and may not be covered under your home insurance.**