



## [AccuPro Now Offers Termite Inspections!](#)

### **It Never Rains in . . . Arizona?**

There's a popular song from the 1970s that goes, "It never rains in California, but girl don't they warn ya. It pours, man it pours."

We have seen some of the most significant rain amounts this month than we have, or are likely to see again, in a very long time. So what can we learn from this as it relates to our home and landscaping? More than likely you know by now if you have a problem with roof leaks and property drainage. So let's look at the kind of issues that would have occurred and how to correct or prevent them.

#### **Leaking Roofs**

A leaking roof may be one of the most difficult problems to solve as water may run several feet away from the entry point before it shows itself. There are a number of clues that can assist you in identifying the entry point: specifically, water marks or rust on the wood framing, and the tendency for insulation to indicate moisture intrusion. A good roofing contractor should be able to investigate the source of the moisture, evaluate how your roof drains, and provide a recommended solution for a permanent repair. While the cost for this repair will vary depending on the extent of the leaks, it will typically be a few hundred dollars and, likely, less than \$1,000.

#### **Property Drainage**

It is vitally important that all of the water that enters your property be directed away from the foundation of the structure as quickly as possible. Typically the water is directed to the street and, ultimately, the associated municipal storm drains. In some cases retention areas have been established on your property to contain this runoff. In either case, it is important to ensure that rain runoff does not stand adjacent or within ten feet of the building structure to ensure that the earth under the foundation and slab do not absorb moisture. Here in the valley we have many areas of expansive soils which will expand when wet and literally lift the foundation of the slab.

While the problems are as varied as the landscaping around our homes, the simple solution is to figure out a way to divert the water away from the slab. In the case of an area that traps water (for example a back or side yard), the solution may be a catch basin and an underground drain line to the front, back or side of the property to direct the water away from these areas. While this may seem like a costly solution, a catch

basin and drain line are very inexpensive to install with mostly unskilled labor and low-cost materials. In most cases the solution will cost a few hundred dollars. While a catch basin and drain line can solve the problem of ponding water, this installation does require ongoing maintenance to keep the drain lines open and the catch basin from filling with silt and debris.

Another way to divert the water away from the foundation is to install rain gutters, which are mandatory in areas of the country that receive significant rainfall. If you look at the valleys on your roof, imagine that when the weather forecaster says we received one or two inches of rain per hour, you can see that a significant amount of water will be directed to very specific areas on your property. Properly installed rain gutters and downspouts can solve most ponding water situations on the property and, in some cases, augment your landscape watering system. Properly installed rain gutter systems can cost from several hundred dollars to a few thousand dollars, depending on the extent of the installation and the gutter material (metal or plastic). The rain gutter system is an excellent long-term solution to solving ponding water problems, but just like the catch basin and drain lines, the gutter system will need to be maintained and periodically cleaned to ensure unimpeded flow of runoff.

A typical home inspection will identify improper or faulty grade around the foundation and recommend evaluation and correction by a licensed and qualified professional. In addition to causing structural movement and foundation issues, ponding water and faulty grade also encourage wood destroying organisms (specifically termites) to come to the surface and look for a food source--in this case, wood. So, there are many reasons you want to eliminate this condition from occurring again in the future.

### **AccuPro Now Offers Termite Inspections with Your Home Inspection!**

[AccuPro Inspection Services](#) is proud to announce a partnership with one of the largest and oldest pest control companies in Arizona, [Action Termite Control](#). When you call or go online to schedule your next property inspection, we will be happy to coordinate the termite inspection at the same time and save you the time and effort of having to find a pest control company and schedule the termite inspection.

Action Termite Control has been in the valley since 1969 and has 12 inspectors to cover the Phoenix and Tucson areas. So, the next time you, one of your friends or neighbors need a property inspection, or if you just have a question about your home or property, please give us a call at: (480) 456-8809 or drop us an email at: [AccuPro@AccuProINSPECT.com](mailto:AccuPro@AccuProINSPECT.com)--we would love to hear from you!

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*Rich Schaefer of AccuPro Inspection Services, LLC has over 35 years of experience in Arizona construction, ten years as a certified home inspector and is also a certified energy auditor. If you would like to know more about Rich Schaefer, home inspections, commercial property inspections, construction inspections, mold inspections and testing, energy audits, or to review past issues of AccuPro Insight, please go to [www.AccuProINSPECT.com](http://www.AccuProINSPECT.com).*