

2017:

Flooding from Hurricane Harvey in August 2017 due to inadequate drainage system on property and a backup of water within the lot, not as a result of rising water. We were the only house in our area that took on water. There was less than 1-inch of water in a localized area of the house (water did not move into the interior of the house...we replaced zero interior drywall and water did not rise over the tops of floorboards where there was damage). Remediated water damage, sealed the foundation, installed flashing between drywall and brick and new gypsum board/vapor barrier around the entire house.

Outdoors: installed French drains around the entire house and sloped the grass/flower beds away from the house. Installed 14 catch basins throughout the yard that drain to large pipes on both sides of the house. Installed gutters on front of house and hooked up all front & back gutters to the French drain system. Installed 3 underground sump pumps to efficiently pump any amount of water from the yard/French drain system to the street. Installed new fence to prevent water runoff from neighbor's property. Installed Generac generator in 2017 to ensure pumps will work at all times, even during a power outage.

2009:

Previous owner's disclosed that the pool overflowed and caused minor water damage to the master bedroom. They remediated the water damage and filled in the pool to fix the issue.