Storm-season yard drainage checklist

For Irving and Dallas-area yards. Check before spring storms and again after leaf drop. May is the wettest month at DFW, and drains fail in one-hour bursts, not drizzle.

ROOF WATER

- [ ] Gutters clear of leaves and roof grit, above every downspout.
- [ ] Each downspout adapter tight where it meets the buried pipe.
- [ ] Hose run into each downspout: water leaves at the outlet within a minute or two.
- [ ] Pop-up emitters found, cleared of grass and mulch, lids open.

AT THE FOUNDATION

- [ ] Slab edge and brick weep holes visible above the soil.
- [ ] Beds and mulch below the weep holes, sloping away.
- [ ] About 6 in of fall in the first 10 ft away from the house.
- [ ] In long dry spells: steady moisture near the slab, never pooled water.

GRATES AND BASINS

- [ ] Catch basin grates lifted, sumps scooped out, hose test passes.
- [ ] Channel drain grates lifted and sediment box cleared.
- [ ] No basin still holding water a day after rain.

SUMP PUMP (IF ANY)

- [ ] Lid lifted, basin cleared, float tested with a bucket of water.
- [ ] Discharge outlet clear.
- [ ] Pump not running in dry weather (if it is, check for a sprinkler leak).

OUTLETS

- [ ] Every drain outlet located: curb core, alley, swale, emitter.
- [ ] Curb opening clear of silt and leaves.
- [ ] No outlet buried by mulch, edging or new sod.

DURING THE FIRST BIG STORM

- [ ] From a safe spot: which downspouts overflow, where water crosses the lawn, where it stops.
- [ ] Photos during the storm and the next morning.
- [ ] Water standing a day later, or ground soft for days: worth a closer look.

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General guidance only. Rein Irving Drainage Company plans and manages drainage work; installation is carried out by licensed and insured drainage contractors.