##### Building Inspections: 04 Site Drainage

##### [00:13] – Alan Turner

Right, our next section is site drainage. This generally falls in two significant categories.

One is the site and how it's drained ie is it flat or is it at the bottom of a hill, and the other section is where the rain water from the roof is directed to, whether it's to a storm water system or to soak pits, which is often the case in rural situations.

##### [00:34]

On slope sites, you're going to need to cut off drains above your building to capture and redirect the water. And if it's significant, then it probably needs to be calculated as to the size of drains, et cetera., but the takeaway message is get the water away from the buildings at all costs.

##### [00:52]

When you're looking at a particular building, look at the drainage, the sumps will be your first indication that there is a problem.

For instance, on this particular building behind me, this morning we saw one of the sumps is completely blocked with rubbish and the water was overflowing. So that's a fairly good indicator that the rest of the drainage system for the building is blocked and needs cleaning; and the other observation from this morning was that the land sloped back towards the building, so it's feeding surface water back to the building.

##### [01:21]

So to fix it, you need to slope your land away from your building, and then to have a drainage system that is going to collect the water and divert it away from the building. If your drainage is set up and working at the outset, keep an eye on its condition and that it's flowing, that it's working, nothing's blocked, and if it's blocked, then report it and get someone to look at it because it will save you a whole lot of trouble and costs downstream.

##### [01:45]

With site drainage, as for other aspects of the building, like roofing and your cladding, it should form a part of your external and hopefully annual review of the building condition.