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July Preferred Realtor Network Topic: Water and Foundations

Flooding in Colorado



Whether you live or work in the eastern plains or western foothills of the Pikes Peak Region, you could be at risk of flooding. Within minutes, a thunderstorm can escalate into a dangerous flood. Severe thunderstorms over the mountain topography have proven to be a lethal. In 1864,

1915, 1935 and 1970, floods resulted in deaths and extensive damage in this area. More recently, the flood in 1999 caused millions of dollars in property losses.

When Does Flooding Occur? Where?

- Flash floods are usually caused by thunderstorms over the mountains during the summer months, from May through September.
- Persons downstream are at the greatest risk and may not hear or see the danger. A flash flood monitoring system, like the one developed by Pikes Peak Regional Building Department's Floodplain Administration, continuously transmits rain and stream data to Emergency Management agencies.
- When heavy rains occur, it is best to monitor local television or radio to receive current warnings and watches. Remember that it's never safe to play in gutters or swollen streams.

Is this Property in a Flood Plain?

Flash flooding doesn't just affect the intersections and parking lots around town. It can cause problems for homes built in low-lying areas, near streams, or in floodplains.



How do you know if a property is on a floodplain?

You and your clients can do a Floodplain Address Search:

<http://www.pprbd.org/PublicAccess/AddressSearch.aspx?SearchType=Floodplain>

Increased Groundwater = Foundation Problems

If an area has recently seen flash flooding, heavy rains followed by hot summer days, or even sprinkler breaks, the ground starts to shift due to the increased moisture.

Check for:

- Existing cracks weep water
- Your basement has a higher relative humidity than the rest of your home.
- You have elevated radon levels and cracks in your foundation
- You have struggled with mold problems in the past
- You notice that your basement walls and/or floors appear dark in spots.



Groundwater can cause soil to crack foundations

Sincerely,

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