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Boulevard BULLETIN

BOULEVARD
PROPERTY INSPECTION
a Carson Dunlop company

Wet Basements

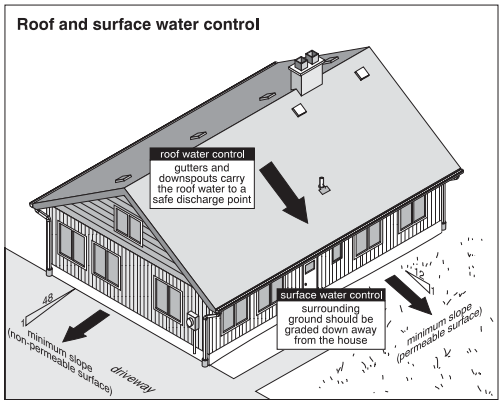
The words are all-too-familiar to many homeowners. It is said that more than ninety-eight percent of all houses have had, or will have, basement leakage at some point.

Identifying the Problem:

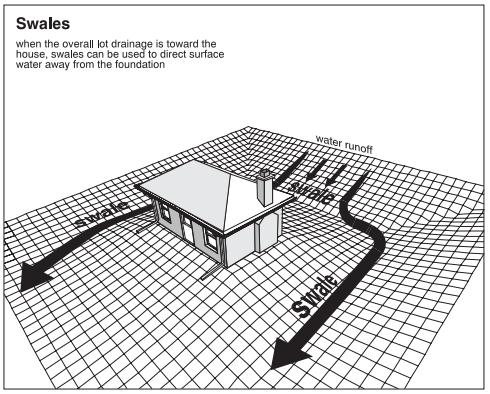
The presence of efflorescence, a whitish mineral deposit on the interior of foundation walls, indicates moisture penetration. It should be noted that the severity of the problem, or whether the problem is active, is not indicated by the amount of efflorescence. Other clues are rusty nails in baseboards, rotted wood near floor level, rusted metal feet on appliances, mould and mildew, lifted floor tiles, storage on skids, peeling paint and the presence of dehumidifiers.

Corrective Action:

Poor surface drainage is one of the main causes of basement leaks. The ground should slope away from the house at a rate of one inch per foot for at least the first six feet. As a preventative measure, seal where the driveway and sidewalk meet the foundation walls. The eavestroughing and downspout systems must also perform properly. If downspouts are ever suspected of being disconnected, broken or clogged below ground level, they should be redirected to discharge above grade at least six feet away from the house. Also, eavestroughs should be kept clear of debris.



Localized low areas including basement stairwells, window wells, et cetera, may allow water to collect. Drains should be provided in the bottom of these. Where there are no drains, plastic dome covers over the window wells allow light into the basement while minimizing water and snow accumulation.



More Extreme Measures:

In the vast majority of cases, basement leakage is not significant from a structural point of view and can be controlled

Over ►