

Potential Causes of a Wet Basement

- Ground water - Water can seep through floors and foundations due to freakish heavy rain or seasonal run-off, or it could be constant water seepage.
- Overflowing gutters - Gutters can overflow because of:
 1. Excessive rainfall.
 2. Clogging from leaves or debris.
 3. Improper installation, for example, draining from the second-floor gutters into the first-floor gutters.
 4. Sudden thaw from frozen gutters.
- Not enough gutters - Sometimes homeowners install gutters in one or two locations but not all the way around the house.
- Downspouts - Water problems can be caused by disconnected downspouts or downspouts that aren't long enough to direct water away from the house.
- Improper landscaping or grading - This causes water to flow toward the house instead of away from the house.
- Sprinklers - If sprinklers are aimed toward the house, too much water will accumulate at the foot of the foundation and /or leak through the foundation.
- Condensation from pipes - Often, in high humidity areas, pipes will form condensation and drip, especially from air conditioner units without a release valve.
- Water leaks inside the walls - If the interior walls lead directly from the attic to the basement, it can provide a direct channel for water from the roof to seep inside the house.

Possible Solutions & Options to Dry Out / Fix a Wet Basement

- Redirect the source of water. While this sounds simple, it's often overlooked:
 1. Reconnect disconnected downspouts.
 2. Redirect second-floor gutters to separate downspouts.
 3. Increase downspout efficiencies by attaching extensions designed to move water downhill.
 4. Turn sprinklers away from the house.
 5. Clean out the gutters.
 6. Install flashing on the roof and under window sills.
 7. Regrade the landscaping to slope away from the house.

- Install french drains, either under the slab or around the house.
- Install drain tile:
 1. Dig a two-foot hole around the perimeter at least six-inches wide.
 2. Attach a waterproofing membrane to the house.
 3. Line with clean rocks.
 4. Lay in four-inch perforated pipe with the holes up.
 5. Back fill with rocks.
 6. Replace top layer of soil or sod.
- Install a dehumidifier in the basement.
- Install a sump pump in the basement, which will pump the water to the street or at least 20-feet away from the foundation.
- Tuckpoint the exterior and interior walls:
 1. Clean out old mortar and cracks.
 2. Fill with fresh mortar.
 3. Let dry.
 4. Cure by daily spritzing the joints with water for the first week.
- Install a floor drain.
- Insulate the walls.
- Waterproofing by painting a sealer on the interior walls doesn't really help much if water is putting pressure on the walls. It will eventually leak through.