

BEST

Drainage Contractors

Wet Basement Repair Guide

What you should know about basement waterproofing

BEST Drainage Contractors have been successfully waterproofing homes and commercial buildings for over 30 years. Our unique methods and specialized equipment allows us to complete necessary repairs with minimal inconvenience while providing competitive rates. And to address your wet basement repair needs, BEST will always take the best approach to address your specific issue to ensure that you can enjoy your basement for a lifetime.

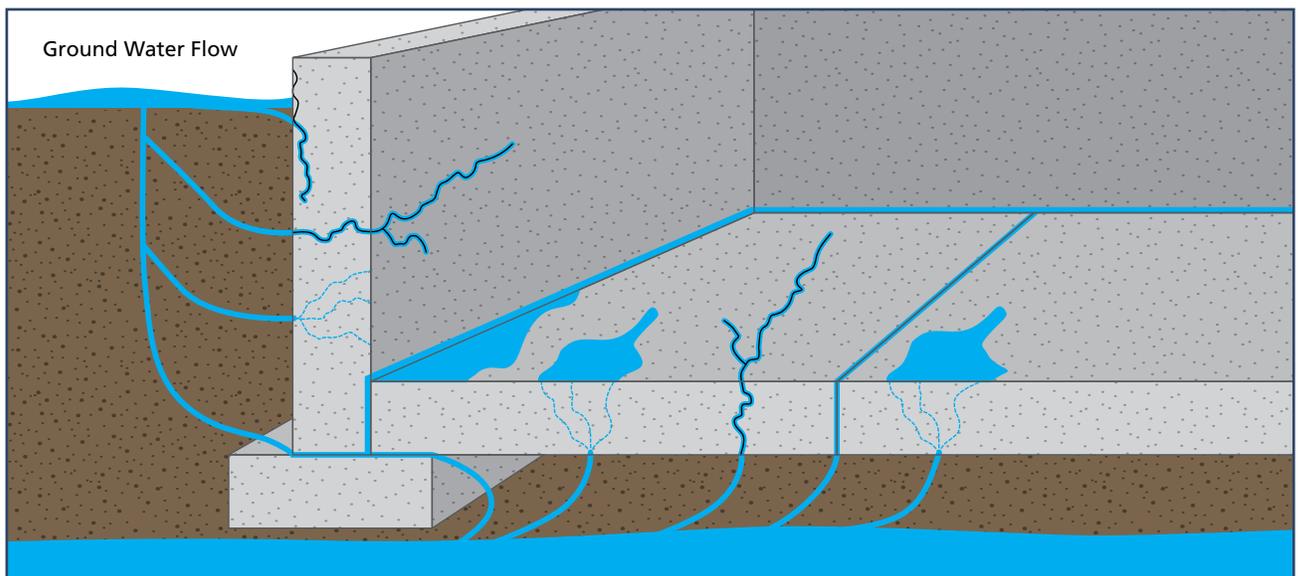
Introducing the BEST solution

The best solution for basement waterproofing is to eliminate all traces of water and moisture from entering the basement to provide a dry living space free from dampness and humidity. Correcting your wet basement problem may be easier to do from the inside of your home, but is it a long term solution? This approach may prevent water from actually entering your basement living area, but it will not prevent water from coming in contact with your home on the outside and causing damage to your foundation walls. And since the foundation forms the base of your home or business, it is crucial to prevent any damage to its integrity. The BEST solution to your wet basement issue offers the opportunity to stop the problem at the source, which is the only true long-term waterproofing approach you can count on.

How and where ground water enters a basement

Water enters the basement under the footing or through cold joints, cracks or other imperfections in the concrete walls and footing. If you can stop all lateral migration of water into the basement, you have succeeded in waterproofing the home. Ideally, no amount of water should be allowed to freely flow into any basement with the expectation that it will be pumped out after the fact. Constant erosion or flushing away of vital compacted soils from under footings and slabs cause foundation settling, cracking and eventual failure of the entire foundation.

Your basement waterproofing material and your foundation walls spend their entire existence underground. Their integrity is constantly challenged from exposure to hydrostatic pressure, capillary action, shifting and settling earth and alkaline soil and concrete, just to name a few. If your weeping tile has become blocked, hydrostatic pressure can build up and cause problems. Weeping tiles are usually only filtered by the gravel surrounding them. Mud and sediment can build up in the gravel or inside the drain pipes rendering them useless. When cracks appear, the cracks will go clear-through the entire wall to the outside surface. Trying to seal them solely from the inside with waterproofing sealer is temporary at best. When you add all these factors together – along with the fact that 66% of all new foundations crack within the first year – it's no surprise that the most common problem inspector's find in homes less than 12 years old is basement leaks.



Interior vs. Exterior Waterproofing

Basement waterproofing is one of the most important factors in new home construction. Unfortunately, it is sometimes the most neglected. The right basement waterproofing material can lengthen the life of your home as well as provide valuable protection you never thought you would need. But what should you do when water damage appears? There are two basic approaches you can take to try to solve a wet basement problem – interior and exterior waterproofing. Let's take a look at the difference.

"A BIG thank you to you and your great crew for making our basement repair easy-peasy! In particular, you and Morgan were easy to talk to and full of great ideas. Eddie and I appreciate your prompt response to all of our questions. For a job of this size, it's great to know the work was done right the first time. Thanks again!" – Brenda and Eddie

"Just a short note to let you know my basement wall withstood the spring rainy season. I am very pleased. Also the way Shawn and Morgan hand dug the problem area and left very little disturbance to indicate they had even been here was impressive. I will certainly recommend your company." – Donna Geromette

Interior Waterproofing

Technically speaking – simply using an interior sealant or installing an interior water drainage system is not a method of basement waterproofing. But it is commonly used to help control basement water levels, so most people have come to think of it as waterproofing. Sealing a wall on the inside traps water within the wall and actually speeds up the deterioration of the wall, which could lead to foundation walls bowing and serious structural damage. Standing water and heavy moisture can also lead to an infestation of mould, mildew and fungus on the joists, studs and sheetrock – which can not only lead to wood-rot and costly repairs – it can cause a variety of health issues. Usually interior drainage systems drain away most interior water by moving the water through the footers of the foundation and then out from underneath the basement floor. In some cases the process of installing an interior drainage system can be less expensive and evasive than exterior waterproofing. A perimeter drainage system can prevent unsightly water on a basement floor and flooding, but will not eliminate seepage if there are cracks in the foundation walls. Many drainage companies claim to be waterproofers and offer this method as a solution to every basement water problem. Only an exterior excavation to the bottom of the foundation accomplishes true waterproofing.

Exterior Waterproofing

Exterior waterproofing and drainage is by far the best protection for your basement. It is used almost exclusively when new houses are being built and is the only basement waterproofing method to be recognized by the International Building Code as efficient enough to keep water from doing any intense structural damage to a building or home. Exterior waterproofing makes use of polymers or membranes that are used to waterproof the basement walls. These polymers can last thousands of years, so they are seen as the best option for waterproofing.

Exterior waterproofing requires excavation to the foundation footing, or the bottom of the foundation. Regardless of your circumstances, whether you are experiencing seepage or dampness through the walls, exterior waterproofing will always solve your problem. If anyone suggests otherwise, they are trying to sell you a "quick-fix" stand-alone interior water control system. Waterproofing the exterior of a foundation completely eliminates water and moisture penetration through the walls into a basement. The important difference is in the materials used to waterproof the walls. Exterior waterproofing will save you thousands of dollars in the long run.

Contact BEST today for a no obligation quote.

	True Waterproofing	Average Lifespan	Warranty	Cost
Interior Waterproofing	NO	10 years +/-	10 Year	\$\$
Exterior Waterproofing	YES	25 Years +	20 Year	\$\$\$





Choose BEST for reliable drainage solutions

If your property elevations do not allow for a natural gravity flow from your drainage system, you will need a good, reliable sump pump to mechanically remove any water collected. BEST Drainage Contractors are happy to offer advice on proper sump pump selection and worry-free installations.

Sump Pumps are usually sold according to the horsepower of the motor. Units will come in sizes such as 1/4 hp, 1/3 hp, or 1/2 hp. While the size of the motor is important, an even more vital factor to sump pump usefulness, is the gallons per hour that the unit is capable of moving. For instance, 1/2 hp units can remove anywhere from 3,000 to 7,500 gallons per hour; that's a big variance.

There is also a wide variety of units and systems to deal with power outages. Battery backup sump pumps are a great option. These units can range in size from 400 gallons per hour to 3,000 gallons per hour. These units come with an automatic battery charger to recharge your batteries after use and includes an alarm warning for high water and primary pump failure. A good battery backup sump pump can really save you from costly damages.

Trust BEST to help you choose the best sump pump for your specific situation and for first-rate installation. Call us today!



"Just wanted to send you a note to let you all know how appreciative, thankful and impressed I have been since December when my basement flooding problems finally subsided – thanks to you. You turned my worst nightmare into a rectifiable situation! Thank You." – Heidi Mettler

BEST

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*Serving London and Area
since 1972*



**Contact us anytime for a free
no-obligation service quote:**

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