



Water In Your Basement? Use These Tips.

Grab your umbrella and rain boots and walk around outside during the next heavy rain.

Are the gutters draining properly? Do the downspouts drain at least 3 feet from the house? Is there water pooling up against the house? Is there water collecting in window wells?

If you see any of these signs, take steps after the rain to correct drainage issues around your house.

- Extend downspout outlets. Gutters should drain at least 3 feet from the house. Use splash blocks or gutter extenders.
- Repair gutters so they drain roof water properly.
- Install window well covers.
- Fill low spots near the house with topsoil or fill dirt. Water should drain away from the house.
- Install any weatherstripping needed to basement doors and sills to keep water outside.



Now check inside your basement.

Check for water coming in through the wall or floor. Look for wet or damp walls or floor areas. The concrete or brick walls and floors of older homes may not be as sealed as they should be, or there may be cracks.



Patch cracks with a hydraulic cement mix--available in small quantities and easy to apply.



Larger areas may need a waterproofing mix, such as 'DRYLOK[®] Concrete Protector. This is a very thick waterproofing mix that is brushed on walls and floors. It comes in gallon cans. Apply with the recommended brush, usually a stiff bristle brush, working it into the pores of the concrete. For leaks at floor and wall corners, usually apply about 15 inches up the wall and out on the floor.



Lastly, check for plumbing leaks. Most leaks happen at a plumbing joint or drain. Sometimes it's a slow leak or only happens when water drains are in use.

If you suspect a leak, but can't be sure, here's how to check:

1. Wipe the pipe area with a dry paper towel or tissue. Is it wet? It should be dry.
2. Run water through the water pipe or drain. Check again with a dry towel. It should be dry.

Sometimes a water pipe will "sweat"(condensation) if the temperature of the pipe is very different from the basement temperature. This is normal.

Have a plumber correct the leak if found.