

Smart consideration on foundation leaking

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If we paid attention to the broadcast, we will notice the ads of damp basement/crawl space repair is always on air. In fact, the damp basement or crawl is sooner or later almost inevitable. Once this happened on an offered property or the existing owned, please do not get upset and panic, be patient to check it out and look for the solution to have it fixed, also analyse the difficulty of future maintenance. It was not always costly to fix this issue and did not mean the offer had to be dropped.



First, we have to know even water intrusion in the foundation is not really structurally safety concerned. The most harm is the mould growing which is a health hazard. Second, 90% water intrusion was caused by surface water rather than ground water. Therefore, to source the water is important. A couple of days ago, I found water leaking into the crawl when I inspected a duplex in Surrey figure 1,2. Actually this leaking was mainly because of the garden hose bib which had ever been failed to close properly or leaking. Its leaking caused the soil under the walk way slab erosion then the slab settlement, which the water cannot drain away and leak into the crawl from the crack on foundation. Although the failed moisture barrier plus the crack are not functional to stop leaking, it should be fixable once the hose bib & proper slab slope got repaired.

Again, another crawl water intrusion we found in Coquitlam. This is due to the negative slope landscape toward foundation figure3. It is an original built leaking hazard. If only just fix the local leakage, it won't be that complicated. But once want to correct the inherent deficiency; either the local grade should be re-sloped or the French drain has to be added. This is the serious consideration before removing the subjects. Nevertheless, the price is the leverage.