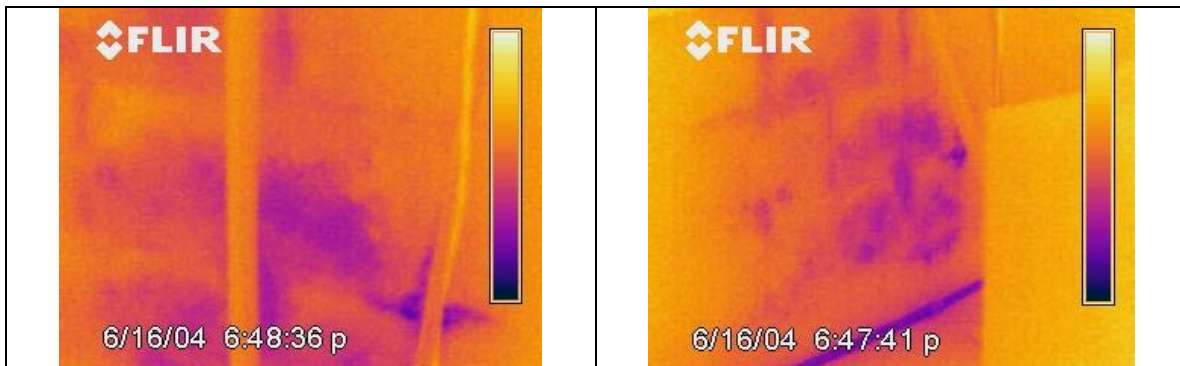




Don't Spend Thousands on Unneeded Basement Waterproofing!!

Is your basement wet, musty smelling? Have you solicited bids from waterproofing companies? If you have, you already know that a basement waterproofing job can cost over \$10,000. That's an expense most families cannot afford. Now that you know your basement waterproofing job is going to cost thousands, let us tell you some things you did not know.

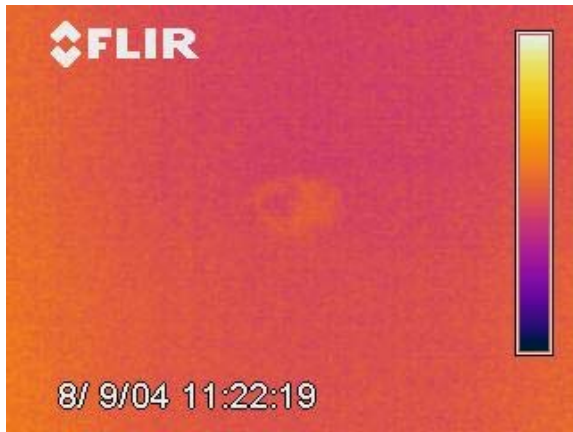
- ✓ Interior basement waterproofing can be helping to promote other damage which is not covered by the warranty.
- ✓ There are several, less costly remedial measures which should be considered before proceeding with the more expensive remedies. (Most contractors will not tell you this).
- ✓ There are currently new technologies available which can aid in tracking the basement moisture to its source, allowing for a repair of certain items as opposed to an entire waterproofing job. (e.g. broken downspouts, broken sump discharge lines)



The two images above were taken in a residential basement on a recent project. The homeowner called and had already received several basement waterproofing estimates (estimates were from \$10,000 to over \$14,000). We were hired to perform a basement moisture survey. The survey was performed using a combination of electronic moisture meters, infrared thermal imaging equipment and visual observations.

The images above were taken during our survey. The image on the left shows an area of the basement wall adjacent to the sump pump. The lighter colored pipe in the center of the image is the sump discharge line. The image on the right is a corner of the basement which showed indication of moisture penetration. It was discovered using infrared thermography that the basement moisture was isolated to these two areas. Further study of the infrared images helped us to isolate the problems causing the moisture in the basement walls. The moisture indicated in the image on the left was being caused by a broken sump discharge line, below grade at exterior foundation. The image on the right led to the discovery of a broken downspout pipe below grade. Utilizing infrared imaging we isolated the problem. The problems were verified by minor digging at exterior foundation areas. Total cost to our client was \$650 for our survey, \$317 for new downspout pipe and \$297 for sump discharge line. **Our client saved over \$8000!!!**

There can be many causes for basement or crawlspace water problems. Many of the problems have simple remedies which, in many cases can be performed by the building owner. Doesn't it make sense to have the problem surveyed before spending a fortune on waterproofing?



The infrared image on the left shows an anomaly (round lighter area at center of image) which was discovered during a recent survey in a home with a crawlspace water problem. After taking careful measurements of the exact location of the anomaly, we excavated the exterior area and discovered a broken foundation drain. All water in the drain was emptying at the location and into the crawlspace. The cost to repair the drain was less than \$500. Total cost, including our survey was less than \$1000!! That is much cheaper than the \$10,000+ estimate which our client received from a local waterproofing

contractor.

The use of infrared thermography to locate basement moisture sources is both non-destructive and inexpensive compared to the alternatives. In most cases, we use additional equipment (e.g. electronic moisture detection) to verify our findings. Plans of the property can also be very helpful when performing a survey. Plans often show the exact locations of hidden supply and waste lines, termination points for drainage and other valuable information which can be used, along with infrared images to form a complete picture of suspect areas. By isolating the problem areas, an entire foundation excavation can often be avoided and repairs can be made to the areas needing repair.

If your home has a water problem in the basement or crawlspace, call us for an in-depth survey of the problem. If you are involved in a real estate transaction and moisture was suspected during the inspection, call us. We can take the guesswork out of understanding the scope and repair costs involved in correcting the problem.

It is also important to understand that moisture problems can lead to many other problems in a building including structural damage and mold amplification. If the home has musty odors and there is no visible water damage, a survey can help to locate the problem and determine mitigation strategies and costs.

Call us today at 440-946-7191 to schedule a survey