



don't forget about the BASEMENT

IF YOU LIVE IN A HOME WITH A BASEMENT, YOU KNOW HOW VALUABLE THAT SPACE IS—WHETHER YOU STORE BOXES OF KEEPSAKES AND CLOTHING, OR UTILIZE THE SPACE FOR PROJECTS OR LIVING SPACE.



Chances are your basement is also cold, damp, and/or musty. We all simply accept this, mopping up after rainstorms and creating raised spaces for storage, but it's not a necessary condition. Consider this in the homes that you build, as well as the one you live in.

The key to a livable basement (rather than one where things like to live) is applying appropriate methods to insulate the walls, control moisture, and to heat and cool the space.

Moisture control is the key area that can quickly become a pain—but, it's also the most important aspect of creating a healthy and livable space. Paying close attention to basement construction, water-proofing and insulation is absolutely critical in creating an effective moisture management strategy.

EVER HAD TO MOP A WATERY

Preventing Moist Basements

A carefully engineered moisture management strategy must be implemented to control moisture in basements. These key preventative steps are just part of an overall strategy:

- Provide properly sloped grade, away from the home
- Apply good quality damp-proofing or water-proofing
- Ensure drainage on the exterior of the foundation, protecting the area from silting
- When insulating on the interior, stop convection behind the insulation with air sealing methods, or apply un-faced extruded rigid insulation directly against the foundation wall
- Allow drying to the interior—i.e. no vapor retarder on the inside surface
- Keep air circulating behind storage areas
- Provide supplemental dehumidification during humid periods.

The Science of Moist Basements

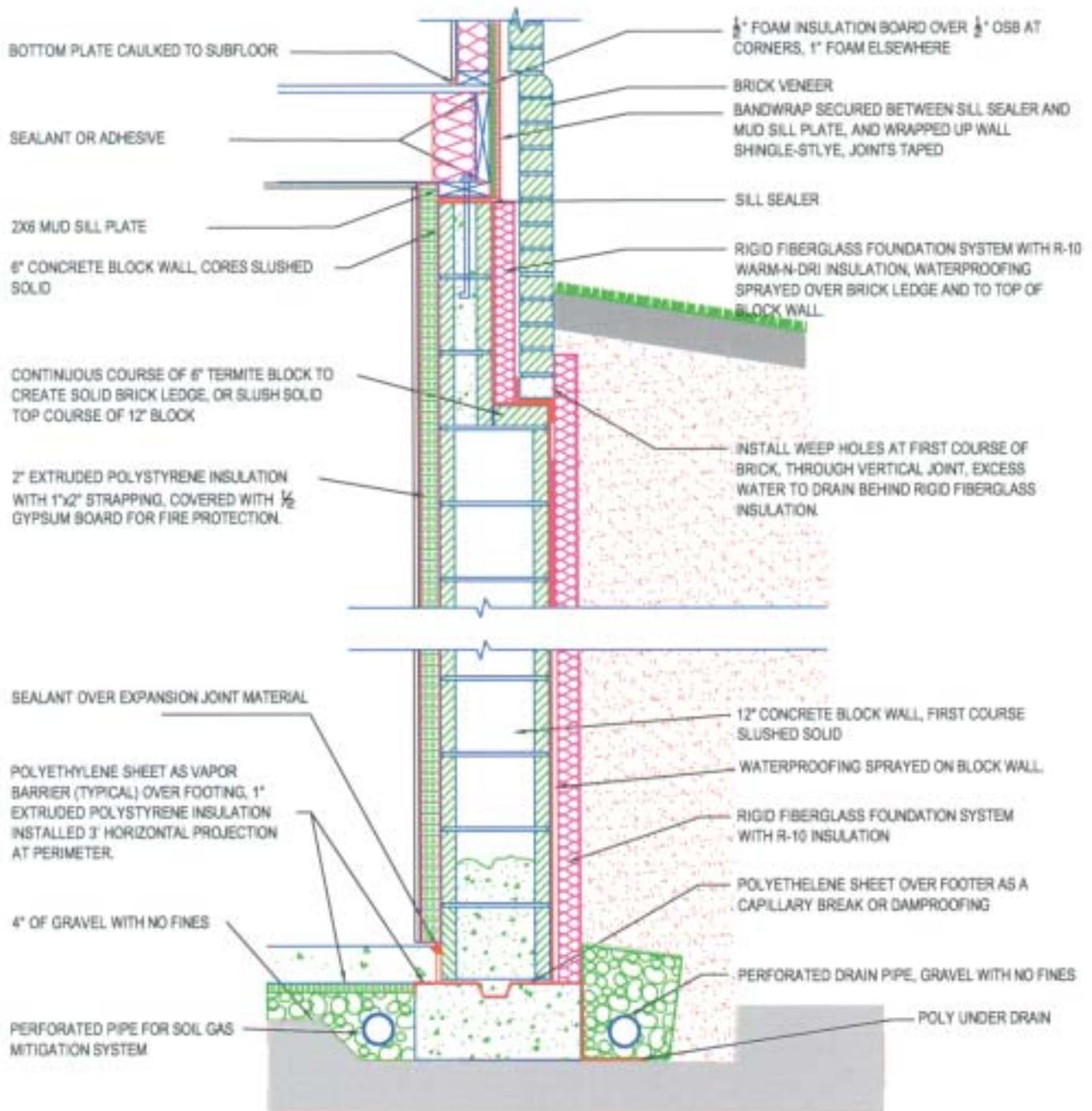
The soil around foundation walls can contain a large amount of moisture from surface water seeping down or from a high water table. This water inevitably finds its way inside (gravity) or through a crack or flaw in the water protection layer of the foundation (oops). Water can also be pulled up through the foundation by a wicking action or pushed up by hydrostatic pressure from the soil under the walls or floor. In summer, warm moist air from outside can enter the house and result in condensation on the cool basement walls or floor. Indications of basement moisture problems often include:

- Foundation cracks that leak
- Standing water that results from bulk water that can't drain
- Efflorescence (white, chalky stains)
- Wet decaying wood in contact with concrete
- Damp or moldy walls or floor
- Condensation on windows, pipes and other fixtures
- Wet insulation (which loses its insulating capability if it can't dry)
- Moisture damaged finishes
- Musty or damp carpets
- High humidity
- Stuffy, damp smells

BEST PRACTICES

BASEMENT

Moisture Control



THIS DETAIL SHOWS THE BEST PRACTICE FOR BASEMENT MOISTURE CONTROL.