



FIXES FOR COMMON MOISTURE ISSUES IN HOMES

Musty Smell in Basement

Keeping humidity down reduces the chances for mold to grow. Mold will not grow at less than 65% relative humidity (in the absence of a water leak). Any groundwater, plumbing or other leaks should be fixed immediately as part of a strategy to eliminate mold.

Mold and Odors in Crawl Space

Mold and odors are common to crawl spaces due to the damp environment. Mold thrives in damp environments where there is plenty of food (building materials) to eat. Sealing the crawl space with a plastic vapor barrier on the earth will result in lower levels of crawl space moisture. This is the best solution to lower the relative humidity and thus prevent mold growth.

Basement Dehumidifier

A professionally installed dehumidifier will dry the air and automatically drain through a hose so you never have to empty it s you do with a portable dehumidifier. It will cost money to run so be sure you do all you can do to fix any moisture issues so the dehumidifier runs less often.

Water Leaks

Water will enter the basement through walls, floors, and the joints between them. Over the years, contractors and engineers have developed a wide variety of sealing methods to keep basements dry. Some of these methods are more effective than others.

There are three possible solutions to moisture incursion through the foundation:

- Exterior excavation
- Interior baseboard system
- Negative-side sealant

Exterior excavation involves installation of a 'French' drain on the outside perimeter of the crawl space to divert moisture away from the foundation. This can work well provided the drain flows freely and flooding does not occur.

A negative-side sealant is usually paint applied to the inside of the basement wall. While cost-effective, this method will eventually fail as it is fighting a losing battle against moisture coming in through the walls.

The best (and most costly) solution is an interior baseboard system. This method channels water that has entered through the foundation into a drain or sump for removal from the basement. These systems can eventually become clogged with dirt from the outside, but can work very well for years and can accept large amounts of water in the event of flooding.

Wall Cracks and Leaks

Cracks can be sealed by a professional who should use a flexible sealant that includes a guarantee.

House/Water Tank Leaks

Basements and crawl spaces are often flooded by leaks from hot water heaters, washing machines, condensate lines and ice makers. If these disasters happen when nobody is home to notice, they can pour hundreds of gallons of water into the crawl or basement.

Several companies sell water protection solutions to prevent these disasters from occurring.

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