

How do I Improve My Roof and Lot Drainage?

When your builder excavated for your basement, the hole he dug was a few feet bigger on each side than your basement to allow working room during construction of basement walls. This extra space was later backfilled with soil but of course, it is not as compact as the original ground (See Diagram A). Consequently, this soil is more likely to allow water to pass through it and is also likely to settle and subside (See Diagram B).

In areas where foundation settlement has occurred (See Diagram B), add appropriate fill material and regrade the land to create a positive slope away from your home.

Make sure you have a permanent extension attached to your downspouts, or a concrete splash pad to direct water away from the foundation wall. (See Diagrams C & D)

After Construction

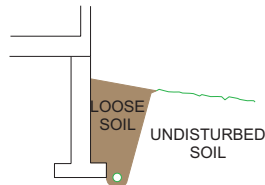


DIAGRAM A

Later

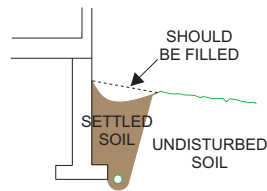


DIAGRAM B

Downspout Without extension

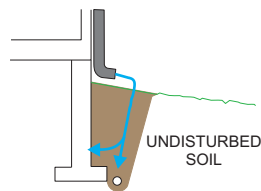


DIAGRAM C

Downspout With extension

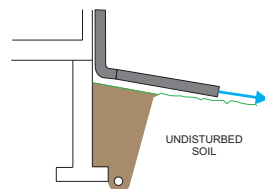


DIAGRAM D

It is also important that you maintain drainage swales between your property and that of your neighbours, so that stormwater is directed off the lot to prevent drainage into your basements. (see Diagram E & F)

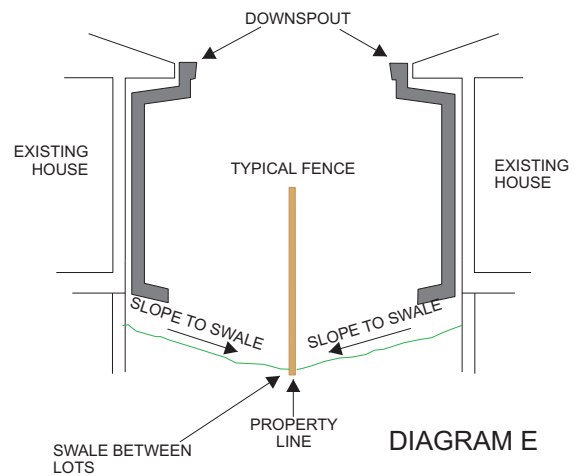


DIAGRAM E

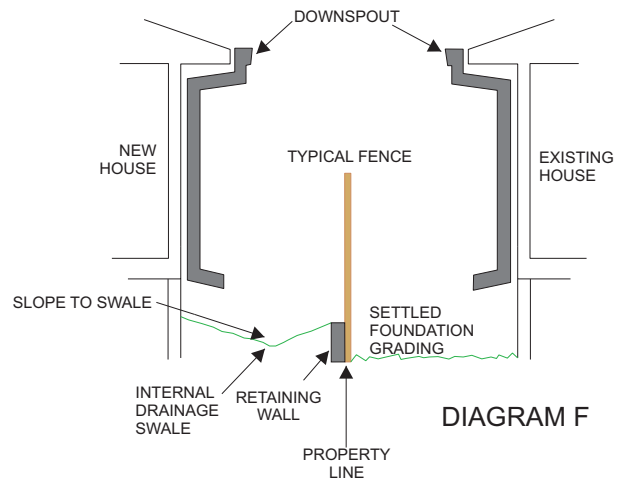


DIAGRAM F