

**Subsurface Moisture Control** (continued from front)

- Basement window wells, if they exist, should have inexpensive plastic bubbles or covers placed over them. The window wells should also be routinely checked for the need for repair or replacement.
- All buildings experience some water penetration at one time or another. During construction, the foundation walls are supposed to be waterproofed on the exterior. Obviously, we cannot determine if this has been done. Every building goes through a period of settlement at which time minor settlement cracks develop in the foundation. When that happens, the waterproof coating also develops cracks, which in turn, permits water penetration. Waterproofing the interior or exterior walls should be considered as a last resort. You should be leery of waterproofing contractors who recommend complete waterproofing measures, at a cost of thousands, prior to your having performed the

routine maintenance items mentioned above.

Before trying any major remedies, look closely at your basement or crawl space and the area around your house to see if a simple solution, like regrading low areas, will solve the problem.

**Remember, there are no miracle cures for wet basements!**



**Turn To Your Home Inspector For Advice...**

If you need advice, your home inspector is someone who can give you an objective opinion before you decide to make a substantial investment. Since home inspectors do not perform repair work, you can be assured that their opinion is not biased in any way.



**Cool Tips** (continued from front)

- Use ceiling fans and portable fans to circulate air whenever possible, rather than running expensive air conditioning.
- Make sure the ceiling fan blades are set so that they push the warm air up.

**Windows—Keep Them Closed**

- Close the windows on the side of the house where the hot sun strikes them longest.
- During the day, keep the drapes, shades, etc., closed to block out the heat.

**Utility Companies Can Help**

- During the hot summer days, an energy company's demand for power is at its peak. Many utility companies have energy saving programs in place for their customers. Call the power company to investigate paying a less expensive off-peak rate and a slightly higher peak rate if you are not home in the daytime and plan to use all of your electricity in the evening.

**MOISTURE CONTROL**

**Some Cool Cost-Cutting Tips...**

Suggest these energy-saving tips for the approaching summer season:

**Appliances Savings**

- Clean the refrigerator coils so dust and dirt do not restrict air flow making the refrigerator motor run harder.
- Defrost the freezer and refrigerator to save electricity.
- When cooking on the stove, try to keep pans or pots covered to avoid humidity.
- If you are replacing an appliance, make sure you check the energy saving rate on the unit.

**Air Conditioning Tips**

- Replace clogged air conditioner filters and clean the vents.
- Have the air conditioning unit serviced for operating efficiency
- Place an awning over the air conditioner to keep it cool.

**Using Fans In The House**

- Install an attic or whole house fan in the attic to cool and circulate the air in the attic. By keeping the air in the attic cooler, the air conditioner does not have to work as hard to cool the house. (continued on back)

**Subsurface Moisture Control**

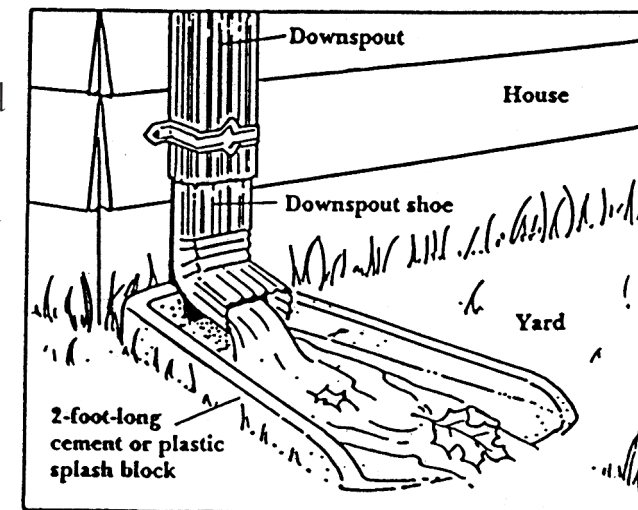
Springtime rain brings with it the opportunity for water penetration into your home. The three most common sources of basement or crawl space water penetration are:

1. The need to clean out the gutters or the lack of proper gutters.
2. The lack of proper carry offs or improperly set carry offs.
3. Improper grading around the foundation.

**To keep water out... start with simple things first.**

- Normal maintenance requires periodic cleaning out of the debris which may accumulate in the gutters as well as any underground drains that may exist.

- Splashblocks or extenders should be installed at the ends of the downspouts as needed, if drains have not been provided. The splashblocks should also be positioned so that water can flow out the open end. Carry offs are needed to divert water away from the foundation.



- All grading around the perimeter of the building should be sloped away from the foundation. It is not uncommon for newly graded areas or areas that have existed for some time to settle or erode allowing water to flow back toward the foundation and eventually find its way inside. Regrading is an ongoing process and required as part of normal maintenance. (continued on back)