



# Your Healthy Home by Your Inspection Expert

## Wet Basements

Springtime in the mountains - a lovely time to see the rain fall and nourish our new plantings. But you may notice the number one enemy of your home - water - making its way into your basement at this time of year. Here's a tip that will help you keep your home healthy. Along with your spring planting and cleaning tasks, go into your basement or your crawlspace (ok, get someone else to go into your crawlspace!) and take a moment to observe everything you see. Do you smell moisture or mildew? Is the humidity high? Do you see any condensation on the walls or the ductwork?

High humidity and water under and around your home will accelerate deterioration in the wood flooring structure and can attract a variety of pests, including termites. To protect your home, take the time to look in these areas periodically. All it takes is a clogged gutter or drain, or a wet spring as we have had here in Clay County, to generate damaging moisture intrusion in your home.

If you discover a wet basement or crawlspace, there are some simple things you can do yourself. First, check the ventilation ducts (basement) or vents (crawlspace). Make sure these vents are not closed or sealed, as ventilation is one of the keys to lowering humidity. If you have a crawlspace and you see condensation, make sure you have a plastic vapor retarder installed over the dirt. Next, check the water runoff around your home. Are gutters working and are they

depositing water AWAY from the foundation? Is there a gap between the soil around your home and the siding? If there isn't, then the soil is retaining water against your foundation and adding moisture to the space behind it. Pull the soil back from your home so that you have at least six inches between the ground and the siding. Otherwise, termites may decide your siding will be their next food stop. Lastly, you may need to run a de-humidifier in your basement to dry it out. Try to get the humidity down to 60% or less. You can purchase an inexpensive hygrometer in most general stores to find out what the humidity level really is.

Keeping your home dry will extend its life, and your comfort. See more information on preventing and treating moisture intrusion at [www.YourInspectionExpert.com](http://www.YourInspectionExpert.com) under Homeowner Tips.

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