

Foundation Crack Inspections/Repair Protocols with Peter Gormley, owner, President David Mossman, Crack-X, Natick

Instead of “follow the money” when it comes to wet basements, “follow the water” and start with rain. Of course we recommend water management before we recommend serious mediation. Gutters, downspouts, landscaping, all help in managing the movement of water around the property. So, what to do when that fails?

Starting with the first line of defense people put tar on the exterior of the foundation. This is called “damp proofing” but tar deteriorates over time. Another option (in new construction primarily) is “waterproofing” with a spray applied or sheet applied product. It offers good protection, but builders often don’t want to spend the money, not on something that isn’t eye catching and shows well at the open house!

Once inside the property, you can paint with Drylok or Xypex, Radonseal. These offer some protection. How about a perimeter drain, interior or exterior? It is a lot of work and expensive.

CrackX recommends you repoint fieldstone and spot inject problem areas. Continue with the obvious and repair leaking bulkheads.

When all the above is done there may still be cracks that are open doors to moisture.

What causes foundation cracks:

Thermal expansion and contraction

Drying, shrinkage and settling

Physical force

Repair options:

Home remedies (oakum, caulking)

Dig up – repair or coat from exterior: messy, expensive, and destructive

Hydraulic cement patch (interior or exterior); band aid repair, patch won’t last

Epoxy/urethane injection; industry standard, waterproofing repair, permanent.

CrackX uses the epoxy method, and considers the full treatment of cracks with this method a welding together of surfaces. And their commitment to the process is outlined on their web site where they assert: *While our unconditional, transferable warranty is 10 years for most jobs, this repair is considered to be permanent.*

March 21, 2013