Methods and Materials For Keeping Any Basement Dry

What is foundation waterproofing?

Foundation waterproofing is a process to prevent water from entering a basement from the outside. Not only does it prevent water from entering, but it also effectively deals with hydrostatic pressure. **Hydrostatic pressure** is critical. Stopping water under hydrostatic pressure is the key difference between a water sealer and a waterproofer.

A waterproofing system that keeps water out and allows it to drain away safely is the only solution. Many areas need a combination of two waterproofing methods to ensure complete protection and satisfy insurance companies. Liquid waterproofing like DRYLOK® is one, and a sheet membrane over the DRYLOK® is step two (http://www.drylok.com/).

What is a foundation wall?

First, it is worth defining what a foundation wall is – this makes it easier to understand the waterproofing options.

Foundation walls are concrete or masonry and are part of a structure below ground in contact with the soil. Foundation walls are also basement walls if there is a basement or cellar on the other side. In new construction, they build upon the slab or footings and are usually around 6.5 feet in height.

Foundation walls can also refer to the section of a property's wall below ground but does not create livable space.

Why is foundation waterproofing important?

Foundation waterproofing is essential because it protects any below-ground structure from water entering and possible Radon penetration. In addition, it is even more critical for properties located in areas prone to flooding or with high-water tables. The construction phase is the most effective time to complete foundation waterproofing.

Foundation waterproofing systems

In areas that need only one waterproofing system, DRYLOK® is a proven choice. If a two-part system is required, DRYLOK® Masonry Waterproofer is an effective priming stage product. DRYLOK® provides a seamless, penetrating waterproof layer. As a result, it can be applied before installing an external cavity drain membrane for additional protection. Sheet membranes have a greater degree of error with mismeasurement, ripping, and gaps that allow water to move past. These systems are usually two-person jobs. Having the insurance of the DRYLOK® layer will stop any residual water penetration, even under pressure.

DRYLOK® Waterproofer is a simple solution with brush, roll, or spray application. Use below or above grade on stucco, retaining walls, and as a dry in solution for construction in progress.

How to waterproof a foundation wall

Foundation Waterproofing – New Construction

Most foundation waterproofing takes place in new construction.

Preparing foundation walls for waterproofing

Apply DRYLOK® Masonry Waterproofer to a fully cured concrete foundation wall. Let the concrete cure for 28 to 30 days before DRYLOK® is applied. Excess water in the concrete prevents DRYLOK® from fully curing and will affect the waterproofing capability. It should also be free of any loose material and debris, and in particular, cement laitance. These will all prevent the waterproofing from properly adhering and penetrating the pores of the masonry. Wait for at least 3 days for DRYLOK® to dry before backfilling or installing a membrane.