



These 4 pictures show the magnitude of restoration needed to mitigate and curtail groundwater damage in the fall of 2010 to our home.

Work included a gravity drain and sump pump installation. It was successful and our basement was dry after this expensive work was completed and our basement was once again refinished.

Our home, including a finished basement, was built in 2006 and had a perimeter drain installed per county regulations. Our contractor did not install a sump pump at this time because our soils tests and groundwater levels did not warrant a pump. Unfortunately, with rising groundwater and damages in 2010, this did not prove true.



Jump forward to the fall of 2011, and the water is once again back in our basement. First thing we did was determine that all the sump pumps were running just as designed. What's the difference between 2010 and 2011? The groundwater in 2011 had risen to higher levels than the groundwater in 2010, so much so that the water was literally flowing from the expansion joints rather than just seeping. Our basement was ruined again. This fix included cutting all of the concrete in our basement and installing an elaborate drainage system. Needless to say this was very costly and our basement has now been finished three times. The key point that I want to make here is that the levels continue to rise; we even saw water in our basement drainage system during the drought 2012.