



SPRING RAINS ARE COMING

Proactive Ways to Prevent Water Damage to your Building

- ✓ **Site Grading:** Water must flow away from the building foundation. The elevation of the building foundation should be higher than the parking lot. Temporary soil berms and/or swales can be used to re-direct water until grading is fixed.
- ✓ **Landscaping:** Look for overgrown plants that create obstructions and excessive shade on building exteriors which are designed to get wet then dry. Look where roots have progressed creating moisture conduits, blocked drains and foundation cracks.
- ✓ **Parking Lots:** Inspect drains which handle run-off, look for standing water, broken curbs, etc.
- ✓ **Gutters, Roof Drains, Downspouts:** Keep clear of blockage and ensure they drain away from your building.
- ✓ **Roof:** Check for ponding or damage/missing shingles on roof membrane. Check all rooftop penetrations including flashing around skylights, stack vents, HVAC equipment. Trim tree limbs which can damage roofs.
- ✓ **Cooling Towers:** Check for proper drainage and potential reentrainment of water vapors away from air intakes.
- ✓ **Exterior Siding:** Check for cracks greater than 1/8 inch wide, warping or buckling. For brick structures look for holes/joints that need re-pointing. Check joints at windows, doors and electrical/plumbing/HVAC penetrations.
- ✓ **Irrigation Systems:** Ensure spray water does not impact your foundation wall, check for broken sprinkler heads and that roots from landscaping have not damaged supply lines or drain pipes. Turn on your irrigation system during early morning hours.
- ✓ **Basement Floor Drain:** Check for proper drainage and test sump operation. Sump pumps should be hard wired to a backup generator in the event of a power failure.
- ✓ **Basement Walls:** Check for signs of water staining, damage or effervescence.
- ✓ **Windows:** Check that operable windows shut tightly, weather stripping is in-place and the condition of the exterior joints, caulks, glazing and flashing.
- ✓ **Slab-on-Grade Construction:** Check that carpeting adhered to floor slabs has not become wet by moisture measurement testing. Concrete floor slabs can act like a sponge and transfer water vapor from the ground creating a damp air space between the floor and the carpet.

About our organization: AET has over 28 years of environmental contracting/consulting experience including hundreds of water damage and mold projects. AET has a proven track record of assisting our clients in emergency preparedness as well as of rapid response and quick decision- making during water infiltration events.

Need Help or Have A Question??? Email Harris Brody, CIH at h.brody@aetinc.biz or Call AET at 610-891-0114 or 1-800-9696-AET. We provide nationwide services; phone consultations are free. Check out the full range of water damage and mold consulting and contracting services AET provides at our website at www.aetinc.biz

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