



**How Foundation Drainage Systems
Help Prevent Foundation Problems**

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Be prepared for when the rains come. Now is the time to review the drainage around the foundation. Proper foundation drainage helps prevent foundation problems. Cracked foundations are costly to fix while foundation drainage is a cheap and easy way to prevent foundation problems.

“Gravity brought the water down,” says Fred Marshall, owner of Advanced Foundation Repair, “and gravity can help drain the water around your foundation away.” Advanced Foundation Repair is a leading provider of foundation repair solutions to Texas home and commercial property owners. They explain that there are two different areas to drain around a foundation, surface and subsurface and three ways that gravity can help.



Surface Drainage around the foundation

Walk around the foundation. Look at how the ground slopes from the foundation to the street. The first and most widely used foundation drainage solution is to slope the ground so the water drains away into the streets.

Slope ground around foundations away from the house at least 1 inch per foot or more if possible. It is recommended to have a 10 inch drop for the 1st 10 feet around the home sloping away from the foundation.

When there is not enough drop to create slopes, use the next best option for drainage around a foundation, a foundation drainage system. Install surface foundation drains connected to underground pipes. The drainage pipes should be solid. No holes so that the water stays in the pipes. Very little slope in the foundation drainage pipes is needed. Because pipes are smooth on the inside, they can move water away with slopes as little as one inch of drop for every ten feet.



If the lot is so flat that gravity can not be used, drains can be run into sump pumps. Take care to ensure that the pumping capacity for each foundation pump is great enough to handle the volume of incoming water. Foundation drainage pipes can back up given the right conditions. Make sure to include a backflow valve. They are cheap insurance against nasty surprises.

Subsurface drainage around the foundation

In cases where there is a need to get rid of underground water, foundation french drains can be used. French drain pipes need to be nestled in to clean, crushed stone, sloped slightly downwards and covered with landscaping fabric to prevent silt from sifting down into the passages.



There are specifications regarding drainage around a foundation. Make sure to check with your zoning board on foundation drainage code requirements to ensure that you stay within the code.

Advanced Foundation Repair offers home repairs from the foundation up including foundation repair, plumbing and general construction services. Advanced Foundation Repair has specialized in foundation repair needs of Texas homeowners for over 100 years. Advanced Foundation Repair specialists' reputations for prompt and honest service assure customers reliable service. Find additional home owner tips and DIY white papers at <http://www.foundationrepairs.com>.