

DAMP BASEMENT GARAGE WALL:

This problem is usually caused by one or more of the following factors:

Either:

- a) Outside surfaces of basement have soil up against the wall at some point;
- b) there is insufficient ventilation flow;
- c) the concrete floor was laid without a waterproof membrane.

To solve a)

Soil must be removed to about 300mm away from wall and a 100mm perforated agricultural pipe is embedded in 10mm diameter gravel below floor level. The pipe must have a fall to either the street or a holding pit well away from the room. The pipe should be surrounded by 100mm of gravel. The wall should be thoroughly cleaned and all mould removed by chlorine and then scrubbed down with water.

The wall is then coated with a suitable water proof membrane to manufacturer's specification.

A layer of builders plastic is then attached to the wall, and the wall back-filled with 10mm gravel in a band 150mm wide up to natural ground level but not above the waterproof membrane. The top of the gravel should never be covered with soil.

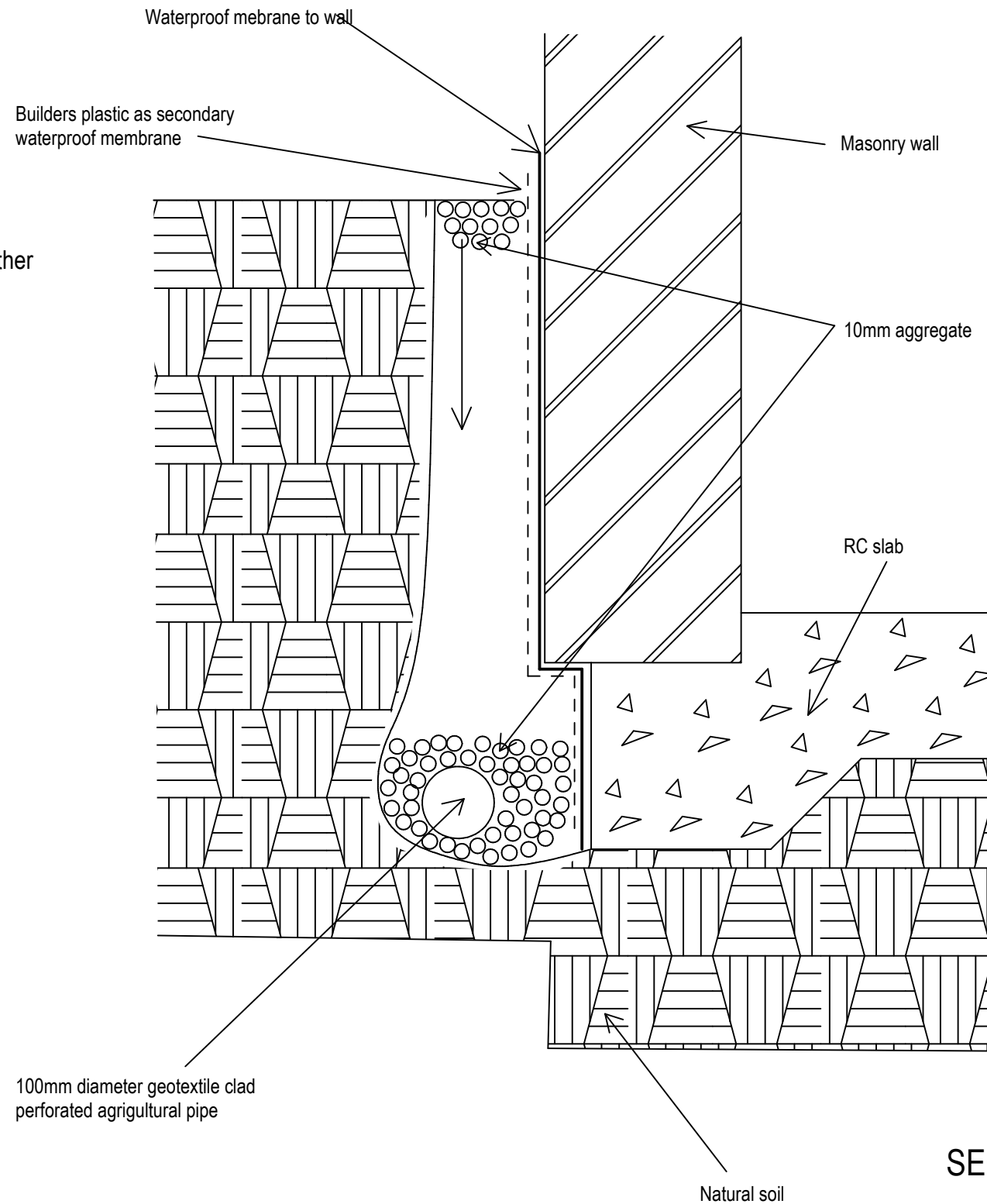
To solve b)

Ventilation should be provided as close to the floor as possible and should be capable of functioning when all windows and doors are closed. Increased natural light will also help sweeten the area.

To solve c)

The floor can be sealed to prevent further moisture rising to the surface. Use specialist products such as 'Krystol' or 'Cemcote' by Chemind or 'Breakwater 700' by Sealwall. If before or after coating, the water pressure is so great that it is rising up the walls, it is possible to seal the walls in the same manner.

Note: Other factors may also need to be considered. An Engineers advice should be sought.



SECTION - TYPICAL

VICTORY PROPERTY GROUP P/L
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NOTES:
Proposed repair work
to existing damp garage
at Cremorne

SHEET NO: of
Drawing No:
Amendment:

Scale: not to scale.
Date: june 2008

NOTES: All work to be carried out strictly in accordance with all relevant ordnances, codes & standards, and to meet requirements of all authorities having jurisdiction over the work.
Do not scale off drawings, use figured dimensions. If in doubt, contact the draftsman prior to any work being carried out.
Refer plan to relevant BASIX Certificate.