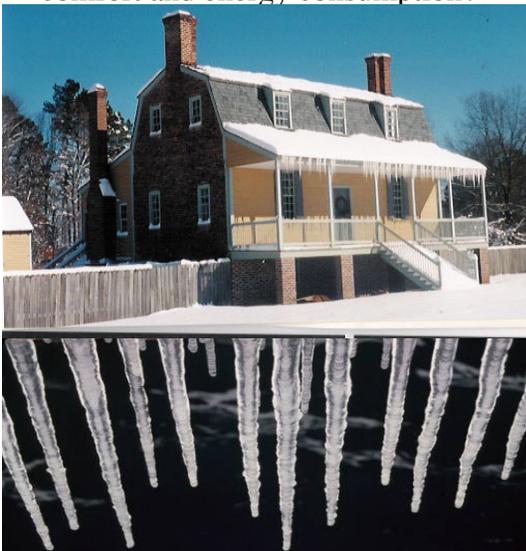


Keeping Warm and Saving Energy in an Older Home:

Are You Staying Warm & Dry in your Older Home?



Uncontrolled moisture is the most prevalent cause of deterioration in older buildings. High levels of foundation moisture increases the potential for termite activity, wood decay, paint and finish failure, mold and mildew problems. But how does uncontrolled roof rainwater runoff affect interior comfort and energy consumption?



Heating and cooling humid indoor spaces places a greater strain on HVAC systems requiring more energy consumption. Damp interiors are also uncomfortable and increase the potential for indoor mold problems.



Uncontrolled roof rainwater runoff is a leading and often overlooked cause of indoor humidity problems in buildings. If you have ever installed a rain barrel to a gutter system on your home you may be surprised just how quickly the rain barrel fills-up. One inch of rain on 1,000 square feet of roofing will produce 600 gallons of water. Where does all of this water go?



With poor site drainage rainwater runoff can wick-up into older masonry walls and seep under the building into the crawlspace or basement. Even if your home has gutters, downspouts that discharge water around a foundation may be causing moisture problems.



Fortunately, foundation moisture problems are generally easy to detect and typically involves a visual inspection of the home's foundation, site, under the building, and checking indoor, outdoor, and crawlspace humidity levels. More advanced inspections often entail taking soil samples and checking the moisture content of the floor framing system and wall cavities.

Where feasible, rainwater runoff should be channeled away from the foundation. Typical solutions for this type of problem include adding gutter extensions, installing a ground drainage system and/or site re-grading.

If the moisture problems are left alone additional damage will likely occur and the repair cost can escalate. Reducing or elimination excessive amount of foundation moisture should reduce heating and cooling bills and interior comfort.

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