

When It Rains, It Pools: What To Do About Water Around Your Foundation



Section	Description	Key Points	Additional Notes
Introduction	Discusses the causes and risks of water pooling around home foundations.	Poor grading, saturated soil, and clogged gutters lead to pooling. Prolonged pooling causes structural issues like cracks and promotes mold growth.	Long-term solutions include proper grading, extending downspouts, and drainage systems like French drains or sump pumps.
Why Water Pools Around Foundations	Explains the reasons behind water collecting near foundations, including soil and drainage factors.	Negative grading slopes water toward foundations. Clay-rich soil holds moisture longer, leading to saturation beneath the slab.	Addresses common culprits such as short downspouts, improper slopes, and aging irrigation lines.
Risks of Ignoring Water Issues	Breaks down dangers of prolonged water pooling, focusing on structural and health impacts.	Hydrostatic pressure from saturated soil causes cracks and bowing walls. Mold growth from water intrusion can harm health.	Financial impact includes reduced home value and expensive remediation costs, ranging from \$8,000 to \$15,000 for severe cases.
Assessing the Problem	Guides homeowners on how to evaluate foundation water problems.	Signs to check include persistent water pooling, soft soil, indoor odors, and peeling paint. DIY fixes may address minor issues.	Recommend professional help for major concerns like cracks or persistent pooling despite minor drainage repairs.
Effective Solutions	Details practical methods to manage water pooling around foundations effectively.	Solutions include correcting grading, installing French drains, and using sump pumps. Gutters and downspouts play a crucial preventative role.	French drain installation costs \$25-50 per linear foot. Sump pumps are vital in homes with high water tables.
Long-Term Prevention	Focuses on maintaining proper drainage and preventing future foundation water issues.	Seasonal maintenance of grading and drainage systems is crucial. Thoughtful landscaping helps reduce runoff and root interference.	For properties with poor soil composition, geotechnical testing may be required to verify remediation needs.
FAQs	Provides answers to common questions regarding water pooling near foundations.	Topics include causes of pooling, risks of ignoring issues, costs of solutions, and when to involve professionals.	Mold growth, hydrostatic pressure, and home value impacts highlight the importance of early intervention.