

Protecting Your Property

The July 8 rainstorm, which delivered floodwaters and caused sewage backups to many homes primarily in the east half of the city, afforded contractor Peter Glaw of Premier Quality Renovations an up-close view of the damage that dirty water and sludge can cause.

Not only was there a lot of damage to personal belongings, but the consequences of prolonged moisture can be very costly. Mould grows in moist environments, potentially destroying floors, walls and furnishings. Mould spores also permeate heating, ventilation and air conditioning systems and can lead to health problems.

The Region of Peel (regionofpeel.ca) offers information on flood prevention and promotes the following:

- Ensure the slope of your lot directs water away from your foundation;
- Repair cracks and holes, and seal windows properly;
- Disconnect down spouts to direct water away from your home;
- Install rain barrels to collect excess water; and
- Keep eavestroughs, drains and sewer pipes free of debris causing blockages

With so much of the damage arising from sewage backup, it's important to note that the City has waived the Building Permit Fees for the installation of backflow preventer valves for internal drains.

Peter recommends referring to the information provided on the Canada Mortgage and Housing Corporation website (cmhc.org), where they offer a number of proactive solutions for flood-proofing.

Fig.1.
Sump Pump
Installation
and Drainage

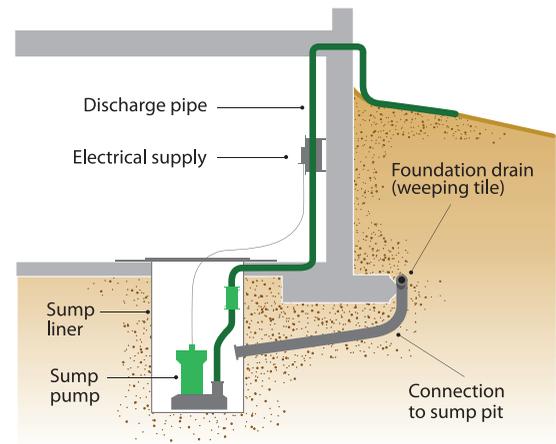


Image courtesy of the City of Moncton

A backflow preventer or a backwater valve prevents sewage in an overloaded main sewer line from backing up into your basement.

The valve is designed to automatically close if sewage backs up from the main sewer and, if properly installed, will stop sewage from coming in through various outlets in your basement, such as sink, floor and shower drains or toilets. Since part of the basement floor will be dug up and proper placement is important, use a qualified plumbing contractor.

A sump pit drainage system includes a sump pit, a sump pump and a discharge pipe and should be installed if floors are below ground level.

The sump pit is like a big rain barrel set into the basement floor to collect water from the weeping tiles outside around the bottom of your basement. The right sized pump pushes the water out six feet from your house onto a permeable surface.

Insurance that fully covers flood damage is a key means of financial protection. Check with your insurance agent to ensure you have adequate coverage that includes sewer back-up and any extensions in coverage appropriate for flooding. Keep a detailed inventory of your belongings and make sure your policies and related records are safe and easily available after an emergency or disaster event.

Hopefully this will mitigate some of the heartache.

For information on Premier Quality Renovations' flood proofing services, visit premier-renovations.com or call Peter Glaw at 905-286-0303.



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- Basement wall crack repair
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- Exterior caulking and water proofing
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- Windows and doors
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- Eaves trough and down spouts
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- Sewer line camera scoping and cleaning