

Basement Floor Water Intrusion Guide

Diagnosing and Fixing Hydrostatic Pressure | Toronto

Is It Hydrostatic Pressure?

- Water appears after heavy rain or spring thaw: likely YES
- Damp spots or thin film with no visible crack: likely YES
- White powdery deposits (efflorescence) on floor: strong indicator
- Musty smell that returns each spring: common symptom
- Water at cove joint (wall meets floor): advanced stage - call a pro

What Does NOT Fix This

- Dehumidifier only - manages symptoms not the water source
- Hydraulic cement on floor - cannot bond under hydrostatic pressure
- Epoxy coating alone - pressure forces water to a new path
- Ignoring it - damage compounds, insurance may deny later claims

What Actually Works

- Interior drainage system (French drain perimeter): \$8,000 to \$18,000
- Exterior waterproofing membrane + drainage tile: \$15,000 to \$30,000+
- Sump pump connected to drainage system: essential companion

What You Can Do Yourself

- Redirect downspouts 3-5 feet from foundation
- Regrade soil to slope away from house at 6 in per 10 ft
- Clean window well drains
- Test and service sump pump annually
- Document moisture events with photos and dates

General guidance only. Costs are estimates for Toronto area 2026. Always consult a licensed waterproofing contractor for your situation.

