

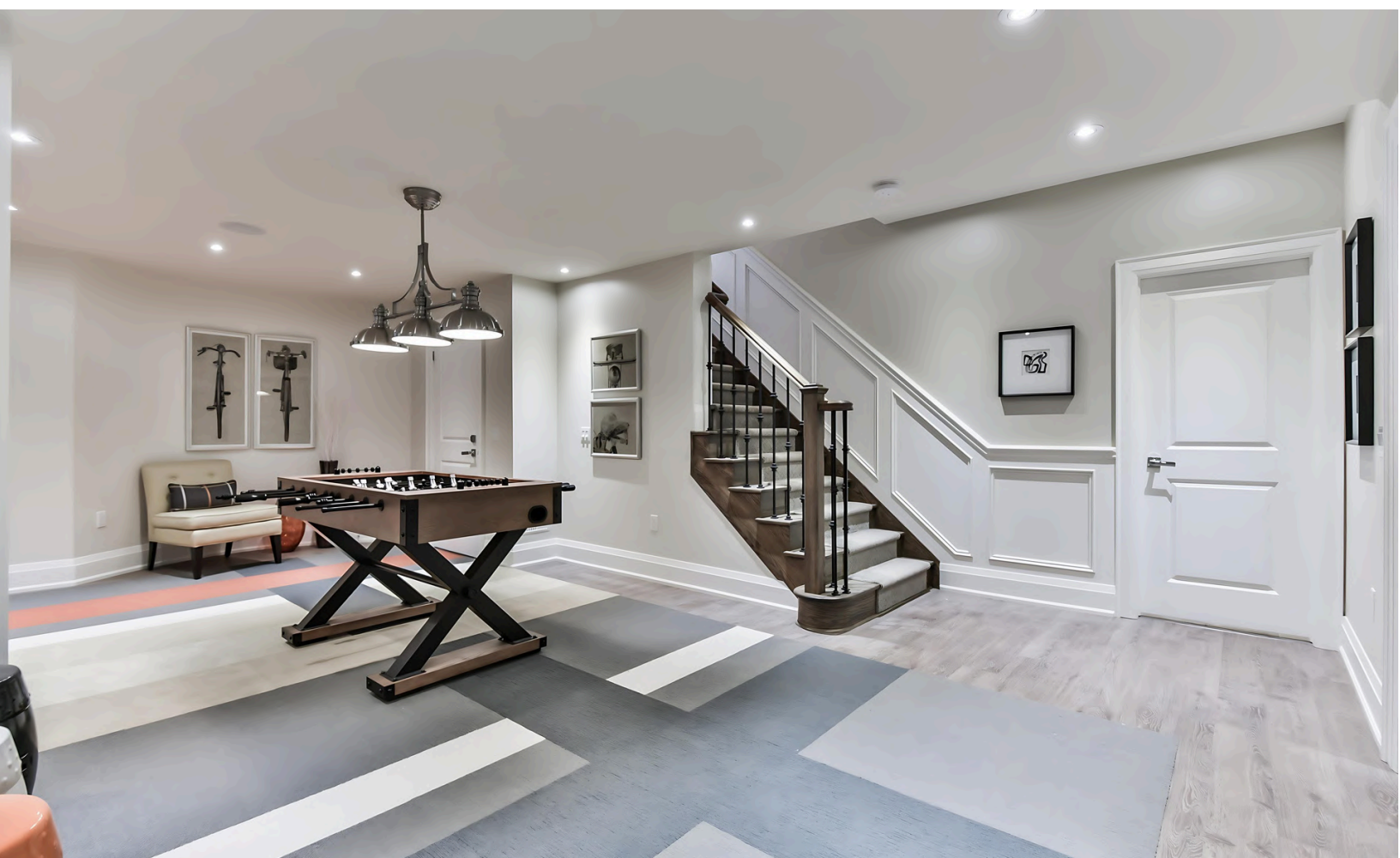
# FINISHED BASEMENTS



**SORBARA**  
— group of companies —

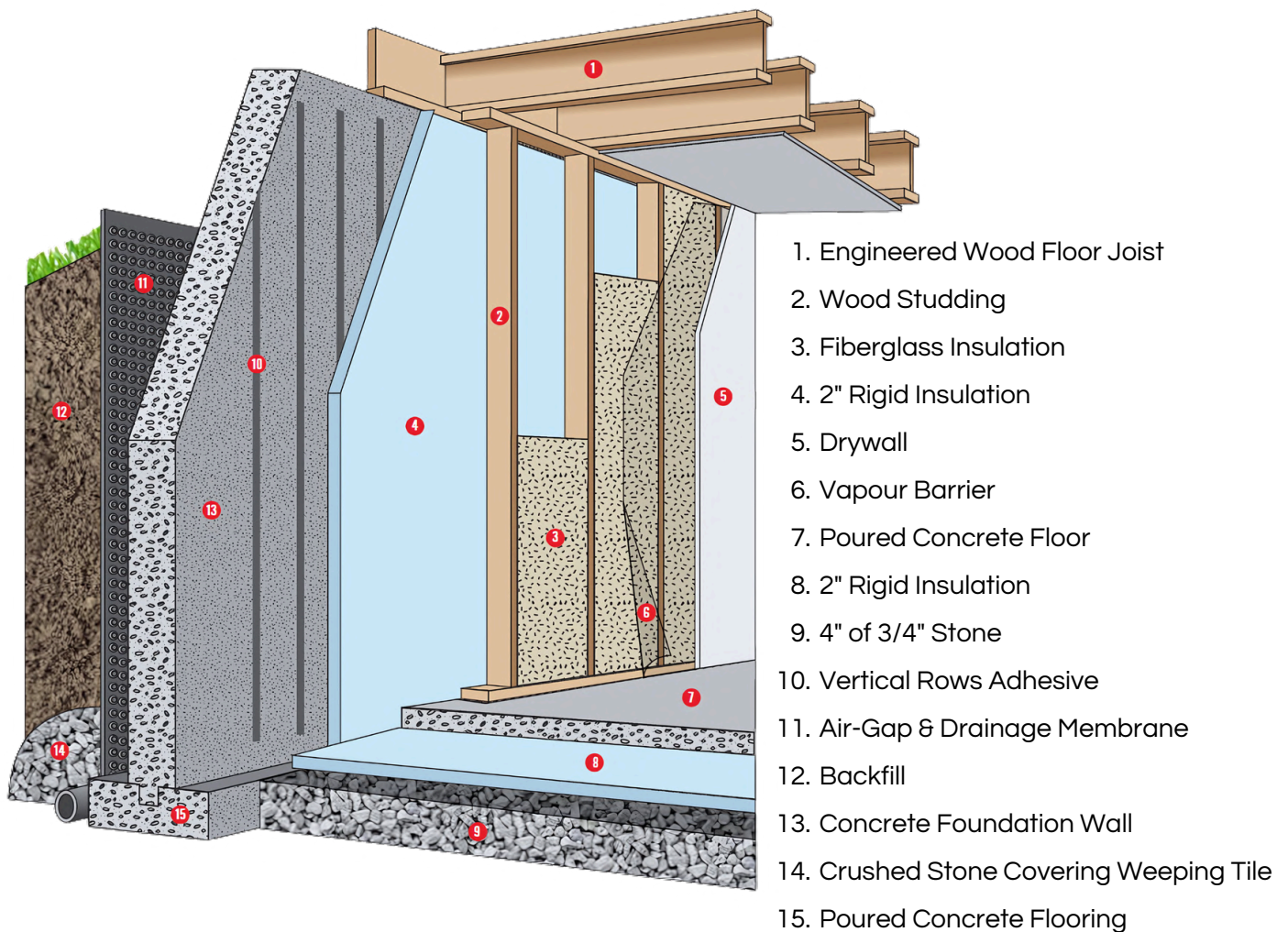
# WARMER. DRIER. TRULY COMFORTABLE LIVING.

At Sorbara Group of Companies, we believe your basement should offer the same comfort and style as the rest of your home. That is why we designed our finished basements to exceed industry standards for comfort and efficiency. Explore some of our advanced construction features inside to see why your finished basement will have you feeling snug and comfortable for years to come.



# IT ALL STARTS OUTSIDE THE HOME

Your home's concrete foundation is surrounded by soils which can be saturated (sometimes up to 100%) with water up to 12 months of the year. During the winter months the foundation is subject to frequent freezing and thawing conditions, while during the rest of the year its required to prevent potentially large amounts of water from infiltrating the interior. How that water is managed (both at the surface and below grade) is crucial to the integrity of your home, leading to a more comfortable living experience for you and your family.



# SUPERIOR MOISTURE PROTECTION.

# SUPERIOR BASEMENT CONSTRUCTION.

The effective management of water and moisture as they relate to your basement can be divided into two primary areas of concern; bulk water & water vapour.



# BULK WATER INFILTRATION

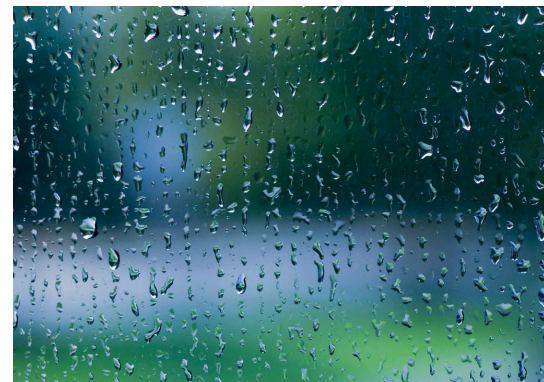
This is the liquid water you see. It can enter the interior of your home through small cracks and/or holes in the foundation walls.

## HOW SORBARA IS ADDRESSING IT

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### 1. WEEPING TILES

Promotes drainage around the exterior base of the foundation wall where water collects. It is discharged into the designated storm water management system.

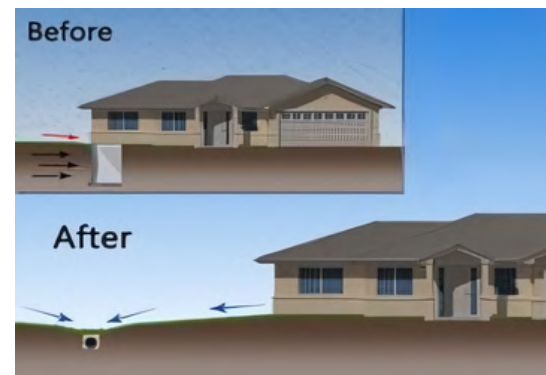


### 2. DRAINAGE MEMBRANE

Durable, rigid plastic membrane installed on the exterior foundation walls, creating an air gap between the soil and your foundation. Helps prevent water entering your home through hydrostatic pressure (water under pressure being forced into the concrete) and facilitates free drainage, down to the weeping tile.

### 3. EXTERIOR GRADING

The exterior grade around the home is sloped away from the foundation, preventing water from collecting in the areas directly adjacent to your home and facilitating surface drainage into the appropriate swales and/or designated storm water management system.



# WATER VAPOUR TRANSMISSION

When water is in its vapour state it can pass back and forth through the concrete foundation and is likely to be recognized as condensation or elevated humidity levels in the home.

## HOW SORBARA IS ADDRESSING IT

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### 1. RIGID INSULATION

Installed beneath the concrete basement slab\* and against concrete foundation walls, 2" extruded polystyrene rigid insulation can act as an effective vapour retarder, significantly slowing the transmission of water vapour into the home.



### 2. DEHUMIDIFIER

As the seasons change, so does the need to manage humidity and water vapour in a new home. The inclusion of a dehumidifier is intended to allow the effective management of humidity levels in the basement during wetter & hotter months. When utilized correctly, this measure can help prevent the musty odour commonly experienced in a finished basement environment.

**\*HELPFUL HINT:** Once the basement floor slab is poured you will not be able to update your home with this feature.

# ADDED FEATURES FOR WARMTH & COMFORT

Our finished basements employ temperature and moisture regulation techniques intended to create an environment for you and your family that is warm, comfortable, and a joy to live in.

It's a difference you will feel every time you go downstairs, and a difference you're likely to see reflected in the form of lower utility bills\* as well.



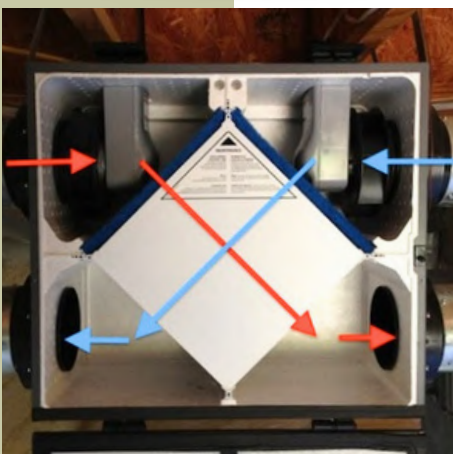
## 1 RIGID INSULATION

- An additional layer of insulation installed on the exterior walls of your home.
- Has a very low permeance rating, significantly reducing moisture transmission through concrete and typical framed wall assemblies.
- Elevates the temperature within the framed wall, promoting a warmer, drier basement that is less susceptible to exterior temperature fluctuations.



## 2 DEHUMIDIFIER

- Allows you to control interior humidity levels during summer months.
- Can prevent condensation on surfaces within the home and/or dampness in the air.
- If not controlled or maintained, unchecked humidity can result in damage to furnishings and interior surfaces while also contributing to poor indoor environment & air quality.



## 3 ERV (ENERGY RECOVERY VENTILATOR)

- Helps to maximize air circulation in the home while filtering outdoor pollutants and reusing energy.
- Promotes improved indoor air quality.
- Helps to maintain indoor humidity levels during winter months.
- Helps to capture energy (in summer, it's cold energy; in winter, it's warm energy) that would otherwise be wasted and reuse it to lower your HVAC system's operating costs.

*\*When comparing our finished basement to a standard unfinished basement of the same house plan.*