

Window Wells in GTA Basements: How to Stop Them From Flooding Your Basement

Quick reference guide by DGI Waterproofing

Why wells flood

No drain, drain tied to failed weeping tile, debris fill, grade pointing in.

Quick fix

Cleanout, fresh 3/4 stone base, polycarbonate cover. \$300-700 plus \$80-200 cover.

Permanent fix

Excavate to footing, new 4 inch perf drain to weeping tile or dry well, 18 inches clear stone, new galvanised liner. \$1,500-3,500 per well.

Egress upgrade

Required for legal basement bedrooms. 0.35 sq m opening, 380 mm minimum dimension. \$4,500-8,500 per window with structural work.

Drain into sump

Yes, common on newer GTA homes. Run sealed sleeve through foundation into sump pit.

Cover only is partial

Cover stops rain from above. Bottom drainage still required for groundwater rise.

Warranty

Galvanised liner 25 yrs corrosion. Drainage and seal 10 yr workmanship.

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