

Pre-Storm Prep for 8320 Lake Powell Drive

All exterior brick walls were treated with Armor SX5000 WB Penetrating Silane Siloxane Concrete Sealer and Masonry Water Repellent. This product allows the brick to breath outwards and prevent water from entering the brick. Approximately ten gallons was applied to the house.

From the website: <https://www.foundationarmor.com/armor-sx5000-wb-5-gal>

The Armor SX5000 WB is a Department of Transportation approved waterbased penetrating water repellent sealer. It penetrates deep into the substrate where it chemically reacts to form a hydrophobic barrier within the pores that reduces surface water absorption by up to 95%. The Armor SX5000 WB is made from high quality, non-recycled, US manufactured resins. It is designed for unsealed concrete, brick, pavers, natural stone, and porous masonry. It works entirely below the surface, won't change the look or color of the substrate, and won't leave a surface film. By reducing surface water absorption, cracking, spalling, pitting, mold, mildew, algae, staining, and other damage and deterioration caused by surface water absorption will also be reduced.

Flood Prevention:

All the brick weep holes have a ½" clear plastic tubes inserted and they have clear silicone applied to seal them in place. Two people can install the yellow plugs in less than 10 minutes. We leave these unplugged so the walls can breathe unless threat of a storm or storm surge.

One foot of sheetrock inside the entire garage has been taken out and replace with 1"x12" hardie board (cement board). They were treated and sealed with flex seal. On the house to garage wall flex seal was applied prior to installing the hardie board. The remaining walls have flex seal applied to them. All seams along the floor, doorways have silicone caulking applied them.

All the above is a proactive measure to prevent further flooding. The two previous storms Hurricane Harvey and Tropical Storm Imelda flooded our house. Hurricane Harvey was a 64 inch National Record at the Jack Brooks Regional Airport. The house is about a mile from there. Tropical Storm Imelda dumped 40 inches of rain in 12 hours. Due to our problems with Rodair Gulley drainage our water could not drain properly. As to date DD7 is addressing these problems and projects are either underway or being addressed. This house is in a Class C Flood Zone and flood insurance is not required. Both of these storms were a freak of nature as to say. Fortunately we had Flood Insurance.