

SPRING WATER DAMAGE PREVENTION

WHAT CAUSES WATER DAMAGE?

- **Weather generated water**, such as rain, melting snow or ice, that seeps through walls and around openings.
- **Poor maintenance or failure** of water-proofing of external walls.
- **Snow build up on roofs and poor attic insulation** may lead to ice damming and leakage of water into attics and along walls all the way into basements.
- **Freezing temperature in unheated spaces** or loss of heat can cause water pipes to freeze, rupture and leak when temperature rises.
- **Weight of snow and ice** build up can lead to collapse of roofs.

SPRING CHECKLIST



Outside Your Home

- Clean out and repair eaves troughs and downspouts
- Ensure downspouts extend from your home by at least six feet or set up a rain barrel to catch water runoff
- Repair driveways, walkways, patio deterioration and seal cracks
- Paint or stain exterior trim, fences and decks as needed
- Repair damage on the outside of your home, including cracks or storm damage
- Find and seal any foundation, crawlspace, or basement cracks, seepage or leaks
- Wash and repair holes in window and door screens
- Ensure the soil around your home slopes away from the foundation

Inside Your Home

- Inspect the attic for signs of roof leaks
- Inspect the washing machine and dishwasher hoses and clean the filters
- Check the float of your sump pump to ensure it's clean and moving freely by slowly pouring water into the sump tank
- Check that the battery of your sump pump is in good condition by running the sump pump a second time with the power off

MAINTENANCE TIPS

Assess glazing, weather-stripping, door and window seals, and other exterior elements for damage.

Look for water stains around windows and doors, and repair or replace weather barriers, if necessary. This crucial point of water access is often poorly installed during home construction.

Repair or replace caulking around windows and doors to make water-tight.

Check that exterior siding is not missing screws, which can create openings for water.

Keep any source of water, such as snow, away from your home's exterior walls.

Shut off exterior water faucets during the winter to prevent it from freezing.

Hire a professional to remove accumulated snow on roof.

Ensure proper insulation and ventilation of attic (this is the most effective way to prevent ice damming – if the roof is kept cold, snow will not melt and re-freeze).