



PREVENTING Water Damage in your home

Refer to this checklist regularly for help in identifying potential hazards so you can take steps to prevent damage to your home and belongings.

The time it will take to check for problems and fix them will vary depending upon the extent of the hazard and the homeowner's comfort level in doing repairs. If in doubt as to your ability or time availability, do not hesitate to call in a professional.

We have indicated the complexity of these tasks with the following symbols:

💧 = An easy fix

💧💧 = Give yourself some time

💧💧💧 = Consider calling a professional

Keep in mind that these categories are suggestions only. Some homeowners and do-it-yourselfers are confident in taking on larger projects, while others may feel more comfortable calling in outside help even for minor repairs or inspections. Use your own judgment in determining what works for you.

Bathroom

- Check tub and shower stall seals 💧
- Check for cracked tiles or grout where water can seep in, replace tiles and regrout if needed 💧
- Check around the toilet for tight seals, inspect for rust 💧
- Check under sinks for leaks 💧
- Check for flooring that feels soft, which indicates structural damage 💧

Laundry Room

- Inspect for tiny leaks in the hot and cold water connections and repair even the most minor leaks 💧
- Check for hose kinks or cracks and replace if brittle or old 💧
- Check hose clamps 💧
- Keep area clean and dry to prevent mold 💧
- Make sure the dryer vent is tightly connected to the outside vent 💧
- Check under utility sinks for leaks 💧

Kitchen

- Check for any moisture under or behind the refrigerator and fix immediately 💧
- Check for leaks in icemaker supply line and replace immediately 💧
- Check connection and quality of hoses in the dishwasher and replace if damaged or tighten connections 💧💧
- Check under sinks and around the kitchen backsplash for leaks 💧

Utility Room

- Inspect water heater tank for rust 💧
- Look for signs of dampness in the area around the tank 💧
- Keep the drain pan or pipe clean and free flowing 💧💧

Attic

- Make sure insulation is clean and dry 💧
- Check for daylight showing through the roof 💧
- Check for musty smells which indicate moisture and possible mold growth 💧

Plumbing

- Examine hoses and pipes to all appliances for water leaks, replace if cracked or worn ♡
- Check pressure at an outside faucet with water pressure gauge (available for about \$6 at most home improvement or hardware stores); ideal water pressure is 60-80 psi ♡
- Keep your pipes healthy. Find out why your plumbing system acts the way it does and how problems can be remedied ♡ ♡ ♡

Basement/Crawlspace

- Test your sump pump periodically to make sure it will function properly ♡
- Make sure walls feel dry ♡
- Check basement ceilings under bathrooms, kitchens or laundry areas for signs of mold, staining or other signs of uncontrolled moisture ♡
- Use plastic groundcover or moisture barrier in your crawlspace to prevent mold growth or structural damage ♡ ♡
- Ensure that the grading of your property does not tilt toward foundation walls ♡ ♡ ♡

Air Conditioner

- Make sure there is no standing water present and that the pan drains freely, sloping toward the hole for the condensate drain line. If the line drains outside, position away from the foundation ♡

Roof

- Check roof on a regular basis, especially after a storm or severe weather event ♡
- Make sure chimney flashing is smooth and intact ♡ ♡
- Replace worn, curled or missing shingles ♡ ♡ ♡
- Make sure anything that passes through the roof (skylight, vents, etc.) are well sealed ♡ ♡

Gutters & Downspouts

- Keep gutters free from debris and check for signs of wear ♡
- Extend downspouts to direct water toward lower ground to protect foundation walls ♡ ♡
- Purchase and install shields if your gutters routinely fill with twigs and leaves ♡ ♡
- Adjust the slope if there is standing water in the gutter ♡ ♡

Walls

- Check for broken, cracked or warped siding, especially after a storm ♡
- Check for cracks in brick, stucco or other masonry ♡
- Fix any damaged hose bibs ♡ ♡
- Check seals on any exposed wall penetrations (wiring, plumbing, TV cable, etc.) and reseal if necessary ♡ ♡
- Check vent doors to make sure they close snugly ♡
- Regularly maintain your siding's finish (paint, stain, masonry, etc.) ♡ ♡

Doors and Windows

- Maintain good weather seals ♡ ♡
- Repair or replace loose or damaged window flashing ♡ ♡
- Reseal and caulk if necessary ♡ ♡

Landscaping

- Slope landscaping away from the house ♡ ♡ ♡
- Direct sprinklers away from the walls of the house ♡
- Keep tree limbs away from the house or windows to prevent storm damage ♡ ♡ ♡

