

## The Water Damage Prevention System™

### Description

Water Damage is now the largest cause of damage to home, even ahead of fire. In Newfoundland & Labrador we have lots of rain and freezing and thawing in winter that can lead to broken pipes. Preventing damage from water is a key component to reducing your Personal Total Cost of Risk.

### Closely Inspect Your Home

- Windows and Doors:** Check for leaks, peeling paint, discoloration in paint or caulking or swelling of the window or door frame.
- Repair or Replace shingles** around any area that allows water to penetrate the roof sheathing.
- Seal any cracks and holes** in external walls joints and foundations. Examine locations where piping or wiring extends through outside walls and seal.
- Checking for leaking faucets**, dripping or sweating pipes and clogged drains. Inspect washing machine hoses for bulges cracks or wetness. Replace them every few years or sooner if problems are found. Inspect your water heater for signs of rust or water on the floor.
- Turn off** the dishwasher, washing machine, and other water devices before leaving the house. Often water damage occurs when these things are left unattended.
- All vents** including clothes dryer, attic and exhaust vents should have hoods, exhaust to exterior, be in good working order and have boots.
- Check for holes, air leaks or bypasses** from the house and make sure there is enough insulation to keep heat from escaping. This can lead to ice damming.
- Make sure basement windows and doors** have built up barriers or flood shields. Inspect sump pumps to ensure they work – a battery back-up system is recommended. Discharge as far from the house as possible.
- The relative humidity** should be between 30 to 50%. Check for condensation on windows or wet stains on walls and ceilings. Is there any evidence of mould or mildew?