

## Water Damage Prevention Checklist

- ✓ The accumulation of leaves or snow can cause water back-ups and other potential hazards that can result in water damage to your condominium. Check roof drain outlets, exterior deck drains and down pipe inlets for undesirable blockage or excessive overflow damage.
- ✓ The accumulation of snow on the roof can cause ice damming. Install an approved hot wire that activates when the temperature drops.
- ✓ Drainage from eaves trough collects around the foundation of the property resulting in damage and leaks. Ensure water is diverted away from the foundation. You can use an elbow piece of eaves trough to redirect the after flow.
- ✓ Check to make sure the grading around the property is sloped away from the foundation. This will keep water away from the foundation to prevent basement flooding.
- ✓ Check foundation for cracks or deterioration. An annual inspection of the perimeter will help you identify serious cracks in the foundation before they become a serious problem.
- ✓ Check caulking around doors, windows, or other wall penetrations such as plumbing and air conditioning units. If the caulking has deteriorated, replace the caulking.
- ✓ Sewer systems can become plugged causing a reduction in treatment. Drains are slow backing up or there is an unpleasant sewage odour. Consult a professional as soon as signs are noticed to help prevent major problems.
- ✓ Check condition of all water seals and caulking in your kitchen and bathroom such as bathtub, faucet, showerhead, toilet, and dishwasher. Leaks around these fixtures can result in water damage to floors, walls and fixtures. Replace caulking seal as necessary.
- ✓ Before hammering nails or drilling holes into walls or ceilings, be sure to check for hidden pipes and electrical wires. Nails longer than  $\frac{3}{4}$  inches will pose puncturing problems for hidden pipes.
- ✓ Know where shut off valves are for all major sources of water in your unit such as toilets and sinks. In an emergency, shut off valves allow you to turn off the water supply, thus minimizing the risk of water damage.
- ✓ Leaks from dishwashers commonly come from cracked hoses. If you identify a problem with the plumbing to your dishwasher you call a professional.
- ✓ Replace rubber hoses to washing machines every five years. Rubber hoses tend to deteriorate so it is recommended that newer reinforced and braided hoses are used as they are more durable. Reinforced braided hoses should be replaced every 15 years.
- ✓ Visually inspect pipes and fixtures around your unit for rust or corrosion. If rust or corrosion is identified you should call a professional.
- ✓ Holidays – Turn off all the water at the main valve before you leave for a vacation. Check all eaves troughs for debris or blockage. Arrange for a reliable relative or friend to check your unit to ensure the furnace hasn't shut off, which could cause plumbing pipes to burst.