

PEMBRIDGE WATER DAMAGE PREVENTION

OVERVIEW

Water damage is the leading cause of property insurance claims. By taking a few precautionary steps, costly and devastating water damage can be minimized or even prevented altogether.



INSIDE THE HOME



- Check walls, floors, windows and foundations for cracks and leaks, especially after a heavy rainfall or rapid snow thaw. If leaks are found, have them repaired right away.
- Never cover floor drains in the basement.
- Whenever possible, avoid storing items directly on the basement floor. Keep important documents and items elevated and in water-tight plastic containers.
- Know where the main water shutoff valve in the home is located. If there are not water shutoff valves on water lines under sinks and toilets and leading to outside faucets, it is recommended they be installed.
- Check washing machine hoses for signs of deterioration and replace hoses that show any evidence of cracking.
- Consider installing backflow valves or plugs for drains, toilets and other sewer connections to prevent sewer backup. Note these valves must be cleaned annually.
- Install a sump pump to prevent ground water from entering the basement.
- Do not pour grease down the drain or flush objects down the toilet, to help keep your drains free of obstruction.
- In the Fall, turn off the water supply to outdoor faucets and drain the pipes.

OUTSIDE THE HOME



- Clear eavestroughs and downspouts of leaves and debris at least once a year – Spring and/or late Fall are good times.
- Disconnect any downspouts that are connected to the sewer system. Ensure all downspouts are draining at least 6 feet away from the home.
- Consider soft surface landscaping to allow storm water to soak into the ground rather than run directly into the sewer system. Examples: increase sodded areas, porous pavements.
- Ensure the grading around the home drains water away from exterior walls, at a minimum slope of 100 mm.
- If the driveway slopes down towards the house, ensure there is proper drainage into a catch basin located at the bottom.
- Repair or replace damaged weeping tile systems.

PREVENTION



Preventative maintenance is key. Consider hiring a licensed Plumber or Contractor to:

- Install an anti-backflow valve or sump pump with reliable power backup
- Clear drains of roots or obstructions
- Service septic systems
- Ensure drain systems are working properly
- Conduct a thorough inspection for cracks in foundation walls and basement floor
- Check weeping tiles for damage or blockage, and perform any necessary repairs