

ARE YOU AT RISK?

WATER DAMAGE is costly, dangerous and inconvenient.

Knowing the signs and causes of potential water damage can help prevent damage to your home and cherished belongings. The following information and tips can be used to avoid water damage.

ROOF

Are you at risk for ICE DAMMING?

There is a higher risk of ice damming during the early Winter and Spring seasons. Ice damming occurs when snow melts then refreezes over unheated areas of the roof or along eaves troughs. This can cause water to leak under your shingles and into your home, resulting in serious water damage and, if ignored, structural rotting.

Main causes of ICE DAMMING:

- Poor ventilation within your attic causing heat to be trapped.
- Snow and Ice build-up on your roof.
- Freeze-thaws, which are caused by frequent changes in temperatures.
- Older roofs or poor roof installation.

WHAT YOU CAN DO TO PREVENT IT:

- When re-roofing, install a waterproof membrane along the eaves troughs.
- To ensure proper ventilation, seal off any air leaks between your attic and your house. Also, by installing insulation on the attic floor, you will avoid temperatures from rising within the attic space.

IF SIGNS OF ICE DAMMING OCCUR:

- Contact a roof contractor to clear snow off your roof and break up ice. This will prevent water from infiltrating into your house.

PIPES, PLUMBING AND FIXTURES

Is Your WATER HEATER in good repair?

A water heater continuously stores, transfers and heats water. The constant movement and heating of water can cause the unit to breakdown and can also cause a build-up of mineral deposits. If your water heater fails without warning, its contents will overflow and can result in property damage.

Main signs of Water Heater failure:

- Hissing and whistling sounds which are signs of a worn-out or defective valve.
- Accumulation of water underneath the tank.
- Hot water shortages.

WHAT YOU CAN DO TO PREVENT IT:

- Visually check for any of the water heater failure signs every two months.
- Have your hot water heater inspected regularly for rust or leaks.
- If you rent your water heater and the unit is over 10 years old, contact your service provider for an inspection. If required they may replace the unit at no cost to you.

** Please refer to your rental agreement for the average life span of your particular unit.*

- Know where your water main shut-off valve is located in case of an overflow.

MAINTENANCE AND PREVENTION CHECKLIST:

Inspect your roof shingles for signs of wearing or curling.

Remove debris and leaves from your eaves troughs and roof, and test downspouts to ensure proper drainage.

Examine your attic for any frost accumulation, as this is a sign of poor ventilation.

After consulting your hot water tank owner's manual, drain off a dishpan full of water from the clean-out valve at the bottom of the unit. This will help control sediment and maintain efficiency.

Regularly test the plumbing shut-off valves in your home to ensure they are working properly. This will also prevent the valves from seizing.

Install a sewer backup prevention valve on your home's main line. This device prevents water from coming back into your house if the sewer system reaches capacity and backs up.

Replace any rubber hoses such as on washers or dishwasher units with flexible braided metal hoses. These are reinforced and typically more durable than traditional rubber hoses.

Shut off water feed taps after washing machine usage or if going on vacation.

For new home construction when the washing machine is located on the second floor, tile flooring with a floor drain under the machine may reduce the chances of any water claims.

For more information and other useful tips, ask your broker for the TEIG® Water Damage Prevention Guide.