

Prevent spring run-off from flooding your home

Each year, many Canadians eagerly await the longer days, steadily rising temperatures, and melting snow that signals the coming of spring. Although these are typically welcome changes, homeowners may also face a nasty surprise when the resulting spring run-off water makes its way into their homes. Damage from water-related claims can be costly to repair and can even negatively impact your health. Proximity to water features, channel restrictions and the slope of the land can all put home at risk.

Whether your home insurance will cover loss or damage due to flooding in your home depends on the terms of your policy and the specific circumstances leading to the loss*. Protect your family and property by being aware of and defending yourself against springtime water threats so that you can prevent damage from occurring in the first place.

There are a number of factors that can leave your home susceptible to flooding, including:

- Holes or cracks in basement walls;
- Poor drainage on your property;
- Blocked foundation drains, downspouts or eaves troughs;
- Blockage between your home and the neighborhood sewer system;
- Sump pump failure.

Don't let these issues make your home susceptible to flooding. Minimize the risk to your home and belongings by following these proactive steps*:

- Remove snow from around your home so it will drain away from the foundation.
- Dig channels in the snow or ice near your home to allow melt water to drain away. Dig channels away from your home and, if possible, leading downhill.
- Ensure the downspouts from your roof are extended at least two meters away from the home at all times. This will prevent moisture from building up around your home's foundation.
- If your home is susceptible to water drainage contact a certified contractor to install a sump pump. Check it regularly to ensure it operates correctly. A backup sump pump and alternate power source could also be beneficial.
- Consider installing backflow valves or a backflow prevention device on your main sewer pipe to prevent sewer backup.
- Check your basement for signs of leaks and install a leak alarm. This affordable device could help protect your home and save you money in flood damage expenses.
- Move items that are on the basement floor to shelves or higher levels of the home.

By taking some simple precautions, you will be better prepared to avoid water damage. For more information on protecting your home, please visit www.johnson.ca/homesafety

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