

HELP PROTECT YOURSELF, YOUR HOME AND BUSINESS DURING EXTREME THAW

Helpful tips for homeowners & small business owners

After severe blizzards, ice storms, and other extreme weather this winter, freeze and thaw conditions should not be forgotten when taking steps to protect your property. RSA has put together the following advice and precautions you can follow to help keep your home and business safe during fluctuating weather conditions or excessive rain.

PROTECT THE OUTSIDE OF YOUR PROPERTY:

- Shovel paths or trenches for melting snow and rain water to run away from your property - not towards it.
- Check that all of your downspouts divert water away from the property - some may have been damaged or knocked off over the winter months.
- Make sure your eaves troughs are clear so water can run through easily.
- Avoid climbing on the roof of the property by using a long-handled metal rake to remove snow.
- If you have a sump pump, make sure it is operating properly and discharging the water at least 9 meters from the foundation of your property - make sure it is not running towards someone else's foundation.
- Inspect your basement ceiling(s) for leaks after outside garden hose supply line(s) have been turned on in case of a frozen/burst pipe over the winter. Call a licensed plumber immediately if a leak is detected.

Another serious side effect of fluctuating temperature is ice damming. Ice damming occurs when water builds up behind a blockage of ice and is one of the most common causes of weather-related damage to homes. In order to protect yourself from the costly effects of ice damming, property owners need to prepare themselves in the following ways:

- Ensure you have proper roof ventilation. A cool attic during winter months stops the thaw/freeze cycle, and eliminates roof damming.
- After a snow storm, remove the bulk of snow off your roof. Hiring a professional is recommended.

PROTECT THE INSIDE OF YOUR PROPERTY:

- Raise any personal belongings that you have stored in the basement off of the floor to prevent potential water damage.
- If your basement is unfinished, consider having all valuable items off the floor on 2x4's or some other way of providing clearance.
- If your basement is finished and you've experienced flooding - get as many things as you can lifted off the floor or carpet.



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