



Spring Maintenance: Potential Water Damage Sources Inside Your Home

Are you aware that water damage from systems located right inside the home is common? A busted pipe or leaky water heater can destroy your furniture or flooring and cost thousands of dollars in repairs. This excerpt from an article by the Insurance Institute on Business & Home Safety provides you with some home maintenance tips. View the [entire article](#) on the IBHS site. As always, know your limitations and hire a professional as needed.

ICEMAKERS

- ☑ When installing the icemaker supply line hose, tightly connect the hose to the valve. Avoid over-tightening.
- ☑ Ensure the valve connection is secure and check for kinks
- ☑ Inspect the hose every six months. If kinks are present, replace the hose.
- ☑ Leave a 3 to 4 in. space between the back of the refrigerator and the wall to prevent the hose from crimping
- ☑ When pulling the refrigerator out for cleaning or service, avoid getting the hose caught beneath the wheel
- ☑ Locate the water shut-off valve. Inspect it every six months to make sure the water supply will shut off. Replace the valve if needed.

SHOWERS

- ☑ Inspect tile and grout every six months, paying attention to loose or cracked tiles and cracked or crumbling grout lines. Repair as needed.
- ☑ Test the shower pan annually:
 - o Block the floor drain then fill the shower stall with approximately 1 in. of water
 - o Use a pencil to mark the water line
 - o Leave the water standing in the shower pan for eight hours
 - o If the water level decreases, contact a plumbing professional

TOILETS

- ☑ Inspect the flushing mechanism inside the toilet and supply line every six months
- ☑ The fill valve should shut off when the float reaches the proper water level
- ☑ Replace flapper or fill valve assembly if you notice intermittent or constant tank refilling when toilet is not in use
- ☑ Ensure the connection to the supply line valve is secure
- ☑ Operate the valve to make sure the water supply will shut off. Replace if needed.

WASHING MACHINES

- ☑ Turn supply valves off when not in use (consider installing a lever-type valve that is easy to operate between uses)
- ☑ Do not operate the washing machine while the home is unoccupied
- ☑ Leave a 3-4" gap between back of the washing machine and wall to avoid hose kinks near the valve connection
- ☑ Inspect water supply line hoses every six months for cracks/kinks/blisters, usually found near the hose connection
- ☑ Ensure that the connection to the valve is secure, but avoid over-tightening. Hand tighten first. Then tighten an additional 2/3 of a turn using pliers.
- ☑ Washing machine manufacturers recommend replacing washing machine hoses every five years
- ☑ Consider reinforced braided stainless steel hoses

As mentioned above, please see the [entire article](#) for a more comprehensive checklist that includes a checklist for your roof, plumbing pipes, sump pump and water heaters.

Visit [Allstate Be Aware and Prepare](#) and the [Insurance Institute for Business & Home Safety](#) for more, helpful information.