



A Homeowner's Guide to Stopping Water Damage Before It Starts

Living in coastal areas like Carmel and Monterey means dealing with salty ocean air, and, from November to April, humidity and heavy rains. This environment can lead to a high risk of water damage to your home if you're not prepared. Whether you're building a new house or taking care of the one you have, following these steps can help keep your home dry, safe, and healthy.

Regular Home Maintenance

- ✓ **Check your roof regularly:** Look for missing or damaged shingles and clear away any debris to avoid leaks.
- ✓ **Keep gutters and downspouts clean:** Make sure they're free of leaves and directing water away from your foundation. If you have nearby trees, install leaf guards to prevent clogs.
- ✓ **Seal windows and doors:** Fill in any gaps with weatherstripping or caulking to stop moisture from getting in.
- ✓ **Check for plumbing leaks:** Inspect under sinks, around toilets, and behind appliances for any signs of leaks. Place leak sensors under sinks or next to your water heater for early warnings.
- ✓ **Watch for condensation:** If you notice excessive moisture on windows or walls, it could indicate poor ventilation or hidden leaks.



Exterior & Drainage Protection

- ✓ **Grade landscaping away from your home:** Sloped soil helps direct rainwater away from your foundation. Aim for a 6-inch drop in the first 10 feet from your home.
- ✓ **Consider installing French drains:** These underground pipes help steer water away from your home.
- ✓ **Check your foundation:** Inspect annually before the rainy season and repair any small cracks before they increase in size.
- ✓ **Maintain exterior paint and siding:** Peeling or cracked paint can allow moisture to seep in.



Inside the Home: Moisture Control

- ✓ **Use exhaust fans in kitchens and bathrooms:** Run for at least 15 minutes after showers or cooking, and check that they vent outdoors, not into attics.
- ✓ **Look for signs of water damage:** These include warped wood, peeling or bubbling paint, sagging ceilings, stains or rings, and musty odors.
- ✓ **Choose mold-resistant materials:** Use cement backer board in wet areas, fiberglass-faced drywall like Greenboard in humid rooms, and mold-resistant paint or membranes in kitchens and baths.
- ✓ **Monitor indoor humidity levels:** Use a dehumidifier or ensure good ventilation, especially in bathrooms, kitchens, and basements. Aim for cross-ventilation with windows, doors, or vents in each room.

After Heavy Rains or Storms

- ✓ **Inspect your home for leaks:** Check the attic, ceilings, and walls for new stains or damp spots within 24 hours.
- ✓ **Check basement and crawl spaces:** Watch for standing water or excessive dampness.
- ✓ **Ensure sump pumps are working:** If you have one, test it regularly to prevent flooding.
- ✓ **Keep drains and downspouts clear:** Regular cleaning prevents clogs and backups.



Building or Remodeling? Plan for Moisture Protection From the Start

When you build or remodel, plan for moisture control from the start. Lewis Builders designs with the landscape in mind to prevent problems and avoid expensive repairs later. If your home already shows water damage, we can help.

Our team repairs existing homes and often finds ways to make them stronger and more efficient in the process.

Whether you're building new, upgrading, or fixing damage, we'll help you create a dry, healthy home built to last.



Contact us to schedule a consultation

☎ 831-250-7168 ✉ info@lbdesign.build 🌐 lbdesign.build

3706 The Barnyard Carmel, CA 93923