MY WATER DAMAGE HERO
Water - Mold - Environmental
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How to Prevent Water Leaks

Most water damage doesn't start with a burst pipe - it starts with a slow drip nobody notices for weeks. Three simple defenses catch leaks while they're still cheap to fix.

1. Water Sensors - Your Early Warning System

- **Put sensors where leaks start:** under sinks, behind toilets, beside the water heater, behind the washing machine and dishwasher, and near the sump pump and HVAC condensate line.
- **Basic sensors** beep when water touches them. **Smart sensors** send an alert straight to your phone - and some connect to an **automatic shutoff valve** that closes your main water line for you, even when you're not home.
- **Test them every few months** (a wet fingertip on the contacts is enough) and replace the batteries once a year.

2. Drip Pans - Catch It Before It Soaks In

- A **drip pan under your water heater and washing machine** catches slow leaks before they soak into flooring and subfloor - essential when the unit sits on or above a finished floor.
- **Connect the pan's drain line** to a floor drain or sump pit, so a real leak has somewhere to go instead of overflowing the pan.
- **Check your pans once a month.** Standing water in the pan is your early warning - the appliance is already leaking.

3. Know Your Water Heater's Expected Life

- **Tank water heaters last 8-12 years. Tankless units last 15-20 years.** Most heater floods happen simply because the unit outlived its expected life.
- **Find your heater's age:** the serial number on the rating sticker usually starts with the month and year it was manufactured. If it's closing in on 10 years, start planning the replacement.
- **Stretch its life:** flush a few gallons of sediment out once a year, and have the **anode rod checked every 3-5 years** - a fresh rod can add years to the tank.
- **Replace on schedule, not on failure.** Warning signs: rusty hot water, rumbling or popping sounds, water pooling at the base, or running out of hot water faster than you used to. A planned swap costs a fraction of a flooded basement.

Four More Five-Minute Checks

- Know where your **main shutoff valve** is - and make sure it actually turns.
- Keep water pressure in the **40-60 psi** range - high pressure wears out pipes and seals.
- Swap rubber washing machine hoses for **braided steel**; replace every 5 years.
- Before winter, **insulate exposed pipes** and disconnect outdoor hoses.

Already found water?

Catching it in the first 24-48 hours makes all the difference.

Call (610) 228-7440 - 24/7 emergency service across Montgomery, Chester, Delaware, Bucks & Berks counties and Philadelphia.