

How to avoid water damage in your new home

Categories : [Houses](#), [Real estate investment](#), [Rebate Blog](#)

A home is the largest purchase you'll ever make and if you're buying a newly built home, then you'll want to keep it in tip-top shape for longer.

After conducting all the inspections for the home's [interior](#), [exterior](#) and [systems](#), one of the largest dangers to your home's value is water damage. Water damage can lead to mould growing in your home and that can affect your structure's integrity and also lead to health issues.

Mould grows on damp surfaces and it can quickly multiply by spreading its spores. The best way for you to protect your home is by properly controlling the moisture in your living space.

Unfortunately, moisture damage isn't obvious, but one way you can make sure it isn't happening is by [properly maintaining your home](#). Your ventilation is also crucial to controlling your moisture and it's important to check that it's cleaned and in good working order every few months.

The average home adds 20 litres of water in their home every day, whether it's through taking a shower, cooking meals or doing laundry, which comes to 7,300 litres every year. Run your bathroom fan or kitchen range hood whenever you're taking a bath or shower or cooking since it removes moisture and contaminants from the air.

There are a few other things that can be done, both outside and inside of the home to help.

Outside:

- Check that water flows away from your home rather than towards it. During the rain or snow, your landscaping should be done in a way that prevents keeps water from reaching your home's foundation.
- Make sure your roof is in good shape, which includes inspecting the shingles, flashing and chimney caps.
- Always keep your eavestroughs and downspouts clean of debris since they help direct water away from your property.
- Fix any cracks or separation in the caulking done on your windows, doors and roof.

Inside:

- If you spot a leak, fix it within 48 hours and make sure the area is completely dry and cleaned afterwards. Mould only needs water and a damp area to grow.
- If you have many indoor plants or a hot tub, make sure the area they're kept are well

ventilated since this brings more moisture into your home.

- Keep the humidity in your home between 30 to 40 per cent during the winter. You'll be able to tell if your home is too humid if you see condensation on your windows, which a high indoor humidity will also lead to wall damage.
- During the summer, dehumidify your basement, and if need be, fix any [flooding issues](#) that may have occurred during the year. The humidity levels should not be greater than 60 per cent.
- Make sure the vent of your clothes dryer is outside of the home since depending on the type of dryer you have, you could also be pumping carbon monoxide into your home.

After investing a lot of time to choose the right home for your family or to rent, you'll want to keep it well maintained to avoid depreciating value.

If you've bought a newly built home, you should [claim back some of your money with an HST rebate](#). [Rebate4U](#) can help you receive the most HST housing rebate that you're eligible for. Our priority is to provide our clients with the most professional and quality service in obtaining rebates for their new and renovated homes. We are proud to offer our clients the most personal and attentive service, and we make sure that all of our clients are 100% satisfied.