

Welcome to John's 1st column – Spring time is flood time!

We on the South Shore are susceptible to flooding at this time of year, but the fact is, anyone can suffer a flood in their home.

According to the CMHC, more than 30,000 basement floods are reported in Canada each year. Flood-related insurance claims are estimated to be \$140 million per year!

There are several things you can do to avoid a flood:

1. Clean out your eaves-troughs and downspouts regularly - especially in late winter/early spring.
2. Check your foundation and ensure any cracks are dealt with quickly and professionally.
3. Install a sump pump.
4. Install a flood alarm.

As is the case with many things, early warning CAN help you avoid costly repairs and/or the need to find temporary housing.

For instance, installing a flood alarm is inexpensive and will provide you with early notification of rising water in your home. If you are often away, consider installing a monitored security system that incorporates a water flow sensor. If water reaches a sensor, you or another contact person would be notified

Flood detectors can be located near any water source in your home: water pumps, laundry area, water heaters, boilers, sinks, or just an inch above your basement floor.

Practice prevention and enjoy peace of mind.

Until next time, John Bryson

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