

Identifying Holes, Cracks, Gaps and Penetrations

As noted in the sidebar above, water is likely to find its way into your house through any holes, cracks, gaps or wherever a pipe or cable pierces the wall. Answer the following questions assuming that a hose with a nozzle is applying water and that the water can enter the house from the top, sides, bottom, and underneath. When you are looking for `gaps,' be sure to include cracks of any size no matter how small. The question is whether the opening for these devices are really water tight.

- Water faucets: Are there gaps between the water faucets and the house?
- Gas lines: Are there gaps around gas pipes where they enter the house?
- AC: Are there gaps around air conditioning pipes (white and foam covered) where they enter the house?
- Electrical outlet boxes, junction boxes, circuit breaker boxes, disconnect switches, electric meters, etc.: Are there gaps of any sort between these devices and the house?
- Light fixtures: Are there gaps between light fixtures and the face of the house?
- Dryer vents, gas water heater vents, range hood vents: Are there gaps between these devices and the house?
- Are there cracks or voids in mortar under windowsills?
- Is the finished floor of the house high (at least 6 inches) above soil and mulch?
- Are there parts of sides of the house where water has gotten into the house after heavy rains or where there has been standing water next to the house?
- Are there penetrations of the house within 6" of the ground?