

Homeowner's Guide to Caulking and Sealing in the PNW

A homeowner checklist for Caulking and Sealing

Prep Work & Safety

- Gather all tools: caulk gun, caulk, remover tool, tape, knife, rags.
- Choose the RIGHT caulk (silicone for bath, polyurethane for exterior).
- Make sure the work area is completely dry.
- Set up a fan or hair dryer if removing old caulk from a wet area.
- Ensure stable footing for any ladder work (Pro recommended).

Exterior Caulking Evaluation

- Walk the perimeter of your home.
- Examine caulk around all windows and doors for cracks or gaps.
- Check seams where siding meets trim boards.
- Look for penetrations like vents, spigots, and electrical boxes.
- Photograph any crumbling, peeling, or missing caulk.
- Gently press on wood trim near failed caulk to check for softness (rot).

Interior Caulking Evaluation

- Check the seal around all bathtubs and shower pans.
- Look for any black spots (mold) or peeling in the caulk bead.
- Examine the caulk around kitchen sinks and countertops.
- Check the base of toilets where they meet the floor.
- Feel for drafts around interior window and door frames.

The 5-Step Re-caulking Process

- Step 1: Completely remove all old caulk.
- Step 2: Clean the joint with denatured alcohol until spotless.
- Step 3: Apply painter's tape for clean, professional lines.
- Step 4: Apply a steady bead of new caulk.
- Step 5: Smooth the bead and remove the tape while caulk is wet.
- Step 6: Allow caulk to fully cure (24-48 hours) before water exposure.

Want us to handle it? Schedule a \$499 Home Health Assessment.

Or book a handyman for this one job. myhousespouse.com/contact

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