

Homeowner's Guide to Leak Investigations in Snohomish & King County

A homeowner checklist for Leak Investigations

Initial Visual Check (Indoors)

- Locate the water stain, puddle, or area of damage.
- Look directly above the area for any plumbing fixtures (sinks, toilets, showers).
- Check for musty or moldy smells, which are often strongest near the source.
- Take clear photos of the damage from different angles.
- Press gently on the drywall or floor around the area. Note any soft or spongy spots.
- Look for any discoloration or peeling paint on nearby walls or ceilings.

Plumbing Fixture Evaluation

- Check under all sinks for drips from the P-trap or water supply lines.
- Wipe all under-sink pipes dry with a paper towel and see if moisture returns.
- Inspect the base of every toilet for water pooling on the floor.
- Check the toilet's water supply line and shutoff valve for moisture.
- Look at the water hookups for your washing machine and dishwasher.
- Examine the caulking around your tubs and showers for cracks or gaps.

Exterior Walk-Around

- Check if gutters are full of debris or overflowing during rain.
- Ensure downspouts are directing water at least 3-5 feet away from your foundation.
- Look for any pooling water against your foundation or siding.
- Inspect the sealant and caulking around all windows and doors.
- Look for dark stains on your siding, especially under windows or rooflines.
- Check outdoor hose bibs (spigots) for any drips.

When to Stop and Call Us

- You see water anywhere near an electrical panel, outlet, or light switch.
- The leak appears to be coming from the roof or attic.
- The floor feels soft, spongy, or is buckling.
- You can't find the source after 30 minutes of searching.

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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The problem requires cutting into a wall, ceiling, or floor to investigate further.

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