



Be Prepared

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[www.SheltonHomeInspections.com](http://www.SheltonHomeInspections.com)

Are you starting to prepare for hurricane season yet? THESE PROCEDURES ARE FOR BLOCK HOMES NOT FRAME OR HOMES WITH CRAWL SPACES.

Over the past several years we have talked with several people and attended several meetings about methods to waterproof our home from flood waters. We have come up with a process that we have done a few times to keep water out of our home/office and we want to share this valuable information with you. **The key to this process includes: 1.) Products on-hand early; 2.) Preparing the areas around your home to be sealed; 3.) Your diligence and efforts to be thorough because flood water can come through the smallest of holes around your home.**

Last year we were able to keep 90% of the water out of our home when Helene came through bringing 18 inches of water all the way around our home because of these efforts and we WILL do it again if we have to! We used very specific products and application process to seal our home and the clean-up after wasn't bad. Some other products we saw others using left a tremendous amount of residue and clean took days or weeks to remove so that is why we use these products. .

Many of these products can be purchased on Amazon or of course Home Depot, Lowe's, Ace:

- **DAP Seal N Peel** (6 per case, order at least 3 cases)
- **Purchase a battery-operated caulking gun (see picture)** this will save you a lot of time when applying the caulk around your home.
- **3M Spray Adhesive** (at least 6 cans or more)
- **6 mil construction plastic sheeting** (100 foot role)
- **Gorilla all weather waterproof tape** recommends 2-4 inches wide (5 rolls +)
- **Silicone waterproof caulking** (at least 5 tubes)
- **Seal Krete** - Waterproof sealant paint to seal areas of your concrete block all the way around or with us we had two walls that water came through a little bit so we plan to pain them up 4 feet.
- **Waste line back flow preventor.** This one-way vent can be installed at your clean out to stop any waste back-flow into your home.
- **Starboard** – We are adding star board to our list of supplies to cover our main doors (front door, side garage door and rear French doors. They come in 4' x 8' foot ½ inch thick pieces.

We used these products to seal any openings at ground level up 4 + feet. We even sealed our windows with the seal-n-peel, it was easy to pull off and may have worked if water was up 4 feet or higher (thank God we didn't have to test that!!). The procedure was to layering process. **FIRST AND MOST IMPORTANT**, you **MUST** clean the area before applying any of the products. If the area is dirty and dusty products won't stick. We used Windex, simple water and soap solution or acetone (but remember if you rub too hard acetone will remove paint so mainly for hard surfaces not painted). Allow time to dry before applying products.

Prior to hurricane season you can seal some areas around your home to reduce the amount of work in advance. Take a walk around your home and look for all exterior openings example: exterior outlets (if you don't have the skills to touch electrical don't, hire a professional. If you do have electrical knowledge, you can turn off the breaker to that outlet, pull the outlet box out and silicone caulk the hole around the wires going in through the block, allow to dry and put the electrical box back sealing that entry point). Seal main water shut off pipe area coming out of the wall of your home, this area can be sealed with concrete for permanent seal or silicone caulk but that will need to be maintenance again over the years. Dryer vents consider a plumbers plug which is the same 4" diameter as the vent pipe and you can also use seal n' peel around this vent when plug is in to give it a 2<sup>nd</sup> layer of seal, **JUST DON'T FORGET TO PULL IT OUT AFTER THE STORM OR IT BECOMES A FIRE HAZARD. Basically, any openings around the exterior block of your home that go through the wall and would allow water in must be sealed.**

For all large openings that you plan to seal before exiting your home prior to a hurricane below was our process. Remember you can seal all of your main openings but leave one for last that you plan to go out before leaving your home or if staying we came in through a window above the 4 feet, not recommended.

- 1.) Clean the areas and allow time to dry before applying products.
- 2.) We applied Seal N Peel to all cracks around garage door, front door, French doors, side garage door and windows. (allow time to dry to the touch approximately 30 minutes)
- 3.) Cut 6 mil sheeting pieces to fit the opening you want to cover as high as you want to go, we went 4 feet high but you can certainly go higher.
- 4.) Spray the 3M adhesive spray on the smoothest surface you have around the opening and place the cut pieces of sheeting on to the spray adhesive area and press down smooth. It can't be wrinkled; it must be smooth.
- 5.) Add the water proof Gorilla tape around the edges of the sheeting and press smooth all the way around the sheeting.
- 6.) You can also use the Seal Krete to paint walls at the base of your house. One of our neighbors pulled the dirt back 6 inches down and painted the foundation with the Seal Krete.
- 7.) We have added a waste line back flow preventor to our water proofing process. This can be installed at your clean-out, if you know where it is.
- 8.) Starboard is a great material to create your own barriers and a small percentage of the cost of what's being sold out there right now. The material can be sized to fit in a normal width door area like your front or side doors. We plan to use on all main openings even garage door.

There are many brands of these products to choose from however these are the products that worked for us and easy to clean up with little residue! **See several other details below with pictures.**

The key to this process is make your plan, buy your products, prep anything you can long before a storm has been named. Don't wait, order these materials now! Amazon has many of them and if not Home Depot, ACE, Lowe's and more. I'd love to say this is our last storm for a while but if you live in Florida you know this isn't true. **Stay Safe please.**

***Always our best, Steve and Christine Shelton***

**THIS PROCESS DOES NOT APPLY TO WOOD FRAME HOMES.  
THERE ARE TOO MANY CRACKS AND OPENING THROUGHOUT  
THE WALLS. ONLY MASONRY HOMES.**

## FLOOD PREP MATERIALS AND TIPS



Initial line of defense on doors and windows cracks. Allow to dry to the touch. Apply to clean AND dry surface. Make sure you seal door kick plate area too at base of the door.



2<sup>ND</sup> - Cut plastic to fit area you want to cover, see images below. We covered 2 foot up but next time 4 feet up FOR SURE! We used on all of our doors that were level with the ground level ie. Front door, garage door, side garage door and French door. Forgot to take a picture of the French doors.



3<sup>rd</sup> - Spray adhesive on door jam and on as smooth of a surface as possible that you have available. We put it on the smooth wood door frame and metal plate below. While spray is wet apply and press your cut sheeting over sprayed area.



4<sup>th</sup> Use the Gorilla Tape on the seam where the sheeting meets the surface to add another layer protection, see pictures. This one is waterproof and sticks well and ours did not tear paint off.



Front Door Sealed same process as garage door. But we also strapped this front door with strap see picture below to stop door from being pushed in by water.



Front door strapped to railing to stop from being pushed in by water pressure.



Main Garage door sealed with seal n peel, 3M spray on all edges to hold 6 mil plastic sheeting, gorilla tape all edges. Reason for different color tapes is we ran out of gorilla tape, normally would use all gorilla tape.



Silver tape used to cover all window weep holes before putting all coverings on. Leaves no residue.



We had water come through a rear wall at the back of our house, we plan to pull the dirt back and pain the wall (this is clear) several layers on the wall area that leaked.



We plan to use this silicone caulk on every single opening or little hole around the walls of our house. We had little cracks at the front door that leaked so plan to fill the holes with this caulk, Also and plumbing pipes or electrical box holes that go into the wall. Anywhere water can leak in.



Seesii

[Visit the Store](#)

4.3 ★★★★★ (161)

Seesii Cordless Caulking Gun, 21V Battery Powered Caulk Gun w/2 x 2000mAh Batteries, 4 Speeds, 10oz/300ml Electric Caulking Gun, Adhesive Gun Kit for Filling, Sealing



Battery powered caulking gun will save your hand applying seal n peel and silicone caulking.



Cherne

[Visit the Store](#)

4.6 ★★★★★ (284)

Cherne 270040 Rubber Test Ball Pipe Plug, 4" , Black



Also ordered this to put in our waste line clean out and dryer vent openings. You put them in the 4 inch pipe, blow it up and they fill the pipe so water can't enter. JUST DON'T FORGET TO TAKE IT OUT AFTER THE STORM, CRITICAL!!!



Can be purchased on Amazon to be put in clean-out to stop any back-flow of waste into your home.

**McMASTER-CARR**

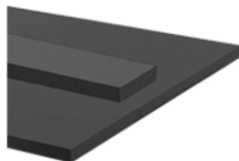
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How

## Marine-Grade Moisture-Resistant Polyethylene (HDPE) Sheets and Bars



### Sheets

Thick.	Thickness Tolerance	Color	Each
48" x 96"			
3/16"	-0.009" to 0.009"	Black, White	9785T827 162.17
1/4"	-0.013" to 0.013"	Beige, Black, Blue, Green, Orange, Red, White, Yellow	9785T826 215.20
1/2"	-0.025" to 0.025"	Beige, Black, Blue, Green, Red, White, Yellow	9785T825 430.37

Marine-Grade Moisture-Resistant HDPE Sheet, 48" x 96", 1/2" Thick

☐ Each

[ADD TO ORDER](#)

### Color

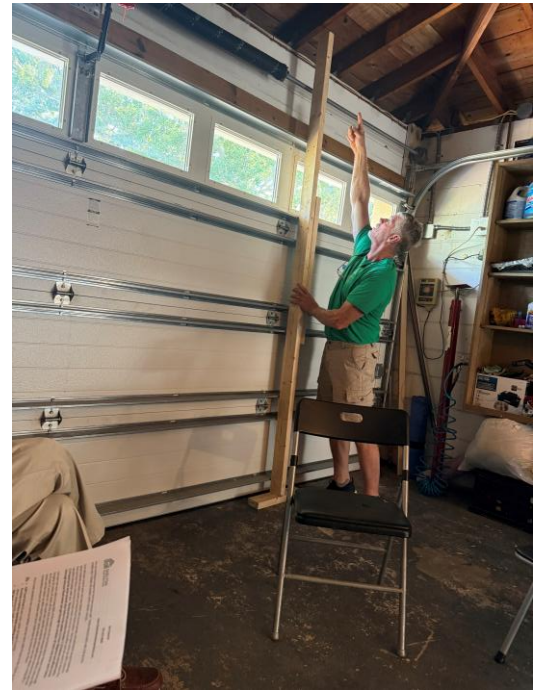
- ☐ Beige
- ☐ Black
- ☐ Blue
- ☐ Green
- ☐ Red
- ☐ White
- ☐ Yellow

4 each added to your order [April 29](#).

<https://www.mcmaster.com/catalog/131/4146/9785T826>

We plan to add this marine grade water resistant material to our door coverings. 1/2 in is best 1/4 too thin and will bow. We'll put them over our door openings at least 4 feet high. We will still do the other sealing process with the seal n peel and 6 mil etc but want to use these too to test them. They come in 4 foot x 8 foot pieces 1/2 in thick. \$430.37 each but a lot less then the \$10K gadgets others are buyer that didn't work. We will drill a hole through them into the concrete block of our home. Use seal n peel over the holes and seal n peel where they meet the block on all sides.





**Inside Garage door bracing.** Used 2 x 4's and drilled a hole in the bottom "T" of the board and used tapcon screws used for concrete to brace the bottom. We have a 2 car garage so you will want to make 2 of these if 1 car I still would use 2. Also did a "T" at the top and screwed it into the garage roof truss and put it right against the garage door to hold it secure. If the bottom of your garage door gives it will send a large amount of rushing water in and it will enter side walls of even a block home because the interior walls are often wood frame.