

Caulk Around Windows and Doors

Overview

- In order to protect a structure from water damage, check the caulking around windows and doors for leaks. If there are leaks, repair the caulking to re-establish a water-tight seal.
- In addition to checking for leaks, assess the ventilation needs of the structure prior to applying caulking.
- Caulking can be applied to the interior and exterior of the structure.
- There are many different types of caulking. Some are intended for indoor use while others are intended for outdoor use. They have varying strengths, compounds and pricing. Choose the correct type of caulk for your needs in order to obtain the best results.
- Caulking compounds are available in aerosol cans, tubes, and ropes. In some cases, a caulk gun may be necessary for application.
- Avoid applying caulking in extreme weather as weather can affect results. Ideally, apply caulk when it is between 50 and 80°F outside.
- Do not caulk when it is raining, snowing, or if there is high humidity as the caulk will not harden correctly.
- If the windows and/or doors are already significantly water-damaged, they may need to be replaced.
- If there is any mold or mildew on the doors and/or windows, consult a mold remediation professional.
- In addition to preventing water damage, caulking also reduces air flow in the structure which can reduce heating and cooling-related energy costs by up to 5-10%.
- This strategy will not protect the property from flooding, but can help to reduce water damage costs.



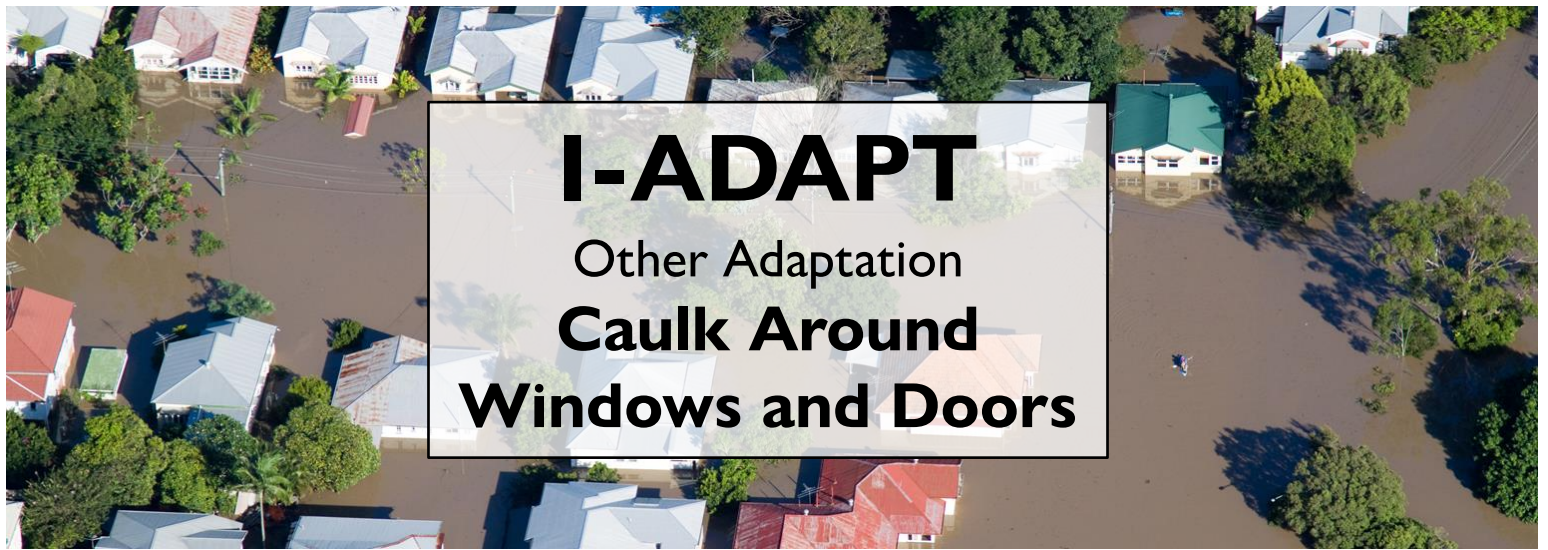
Key Takeaways

During rainstorms and hurricanes, wind-blown rain can seep into a structure through leaks around doors and/or windows.

Water can damage the structure itself, doors and windows.

To help avoid replacement and/or repair costs related to flood damaged or destroyed walls, doors and windows, residents and business owners can check and repair caulking around the windows and doors.





I-ADAPT

Other Adaptation

Caulk Around Windows and Doors

Estimated Costs/Benefits

*U.S. dollars (2022), estimates are subject to change

Potential Costs		Potential Benefits	
Item	Estimate	Post-Flood Recovery Action	Estimate
Caulk	\$5-\$30	Replace door and frame	\$600-\$4,700
Caulk gun	\$5-\$50	Replace window	\$500-\$3,600
		Foundation repair	\$1,000-\$6,000
ESTIMATED TOTAL COST	\$10-\$80	ESTIMATED TOTAL SAVINGS	\$2,100-\$14,300

Additional Resources

- o [ENERGY.GOV: Caulking](https://www.energy.gov/energysaver/door-caulking)

Resources can also be found at <https://de.gov/iadapt>

Expected Maintenance

- o Check caulking annually for leaks, molding, and mildew.
- o Replace caulk every 5 years or when leaking occurs.

Additional Actions

- o While checking the caulking, also check windows and doors for damage.

Permitting Agencies

- o No permitting required.

Who to Contact

- o Local window repair expert
- o General contractor
- o Mold remediation professional

Technical definitions and more information are located on the I-ADAPT website: <https://de.gov/iadapt>.



This information is intended to be used for planning purposes. It is not intended to substitute or take precedence over the guidance of design engineers, contractors, utility companies or regulatory agencies.

For more information, contact DNREC's Division of Climate, Coastal and Energy at DNREC_IADAPT@Delaware.gov

