

Water Damage Restoration Calls Rise in Gilbert as Hidden Leaks Surface After Holidays

A Gilbert restoration specialist warns about water damage from plumbing leaks and seasonal temperature drops that goes unnoticed for weeks, urging homeowners to check for hidden moisture early.

Gilbert, AZ ([BizHWY](#)) January 6, 2026 - As service calls increase following the holiday season, restoration professionals in Gilbert are reminding homeowners that water damage does not always reveal itself right away.

January is historically one of the most common times for delayed water damage to surface in Arizona homes. Holiday travel, cooler overnight temperatures, and increased indoor water use can allow slow leaks from appliances, supply lines, or plumbing joints to go unnoticed. When homes remain closed up for extended periods, even minor leaks can escalate without obvious signs.

"We are seeing a pattern where the original water issue stopped a long time ago, but the damage didn't," said Jesse Dean, owner of Flow State Restoration and an IICRC-certified restoration specialist. "By the time homeowners call us, the leak might be gone, but moisture has already spread behind drywall or under tile from a plumbing failure that happened weeks earlier."

While Arizona is known for its warm climate, Gilbert and the East Valley regularly experience overnight temperatures that dip into the 30s during winter months. According to local plumbing professionals, exposed outdoor pipes, irrigation lines, and fixtures connected to exterior walls can be vulnerable during these colder periods, and many homeowners only discover the damage after temperatures rise again.

Gilbert homes present unique challenges when it comes to water intrusion. Slab foundations can allow moisture to migrate beneath flooring materials, stucco exteriors can conceal slow leaks, and flat or low-slope roofs can hide leaks caused by aging materials or flashing issues. In many cases, homeowners only become aware of a problem once staining, warping, or odors begin to appear.

"We walk into homes where everything looks fine at first glance," Dean said. "But moisture meters tell a different story. Water can move laterally through materials, especially in slab homes, and it does not take much moisture to weaken drywall, baseboards, or subflooring."

Gilbert's continued population growth adds to the concern. U.S. Census data shows steady growth in the town, while housing market data indicates home values remain significantly higher than they were just a few years ago. With property values elevated, unresolved water damage can carry substantial financial consequences.

Different neighborhoods across Gilbert face different water-related risks. Homes in master-planned communities such as Power Ranch and Agritopia may experience irrigation-related water intrusion, while properties near sloped terrain can see runoff issues from surrounding areas. Older homes in the Heritage District are more likely to have aging plumbing systems that develop slow, hard-to-detect leaks.

Industry estimates suggest that repairs for burst water pipes at homes often range from \$400 to \$2000, with additional water damage repairs increasing costs to as much as \$5000 to \$10000 for significant water damage or

structural damage. Homes with a history of water damage can also face complications during insurance claims or real estate transactions if restoration and mitigation work is incomplete or poorly documented.

Dean encourages homeowners to watch for warning signs including discoloration on ceilings or walls, peeling paint, warped flooring, unexplained increases in indoor humidity, or persistent odors. These indicators often appear well after the original water event, making the connection easy to miss.

"If you know water entered your home at any point and you are not completely confident it was dried properly, it is worth having it checked," Dean said. "Early water damage restoration and mitigation is far less disruptive and far less expensive than repairing structural damage later."

Flow State Restoration is a licensed, bonded, insured, and IICRC-certified restoration company serving Gilbert and surrounding East Valley communities. The company provides 24/7 emergency response and specializes in water damage restoration, water damage mitigation, mold remediation, and fire damage restoration.

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