



## **Protect your home from frozen pipes!**

A few simple precautions can save you time and money in repairing the damage caused by frozen pipes:

1. Wrap outside plumbing, such as water faucets for garden hoses, to protect them from freezing.
2. Disconnect and drain all garden hoses.
3. Close vents leading under your house to keep cold air from reaching exposed pipes.
4. During extremely cold weather, open cabinet doors to allow warm air to reach the pipes under your sinks.
5. Never remove the lid from your water meter box. The meter box and meter lid keep your meter insulated from cold temperatures.

### **Preparing Your Water Pipes for the Winter**

Every winter, many homeowners face the expense and inconvenience of frozen water pipes - make sure you're not one of them by taking a few simple precautions.

#### ***Disconnect and drain outdoor hoses.***

Detaching the hose allows water to drain from the pipe so an overnight freeze doesn't burst the faucet or the pipe it's connected to.

#### ***Insulate pipes or faucets in unheated areas.***

It's best to wrap water pipes in unheated areas (such as the garage or crawl space) before temperatures plummet. You can find pipe wrapping materials at any hardware or building supply store.

#### ***Consider installing "heat tape" or "heat cable".***

Install "heat tape" or similar materials on all exposed water pipe (i.e. exterior pipe, or pipe located where the temperature might drop below freezing). It is relatively easy to install and can be found at your local hardware or building supply store. Be sure that you use only UL-listed products and follow the manufacturer's instructions carefully.

#### ***Seal off access doors, air vents, and cracks.***

Winter winds whistling through overlooked openings and vents can quickly freeze exposed water pipes. DO NOT plug air vents used by your furnace or water heater.

#### ***Find the master shutoff valve.***

Usually located where the water line enters your house (or near the water heater or washing machine), the master shutoff valve turns off the water to the entire house. Paint it a bright color and make sure everyone in the household knows where it is.

#### ***Other tips***

Various additional precautions (such as letting a small trickle of water run from the faucet or further insulation of outdoor meters) may need to be taken depending on local circumstances. You may also want to open cabinet doors to allow heat to more easily reach under kitchen and bathroom sinks.

#### **What if it's too late?**

During an extended cold spell, your pipes can freeze - even if you take all the proper precautions. If the freeze has occurred at the water meter, call our office and we will fix the problem. Our maintenance staff is available 24 hours a day / 7 days a week. If the pipe is frozen inside your home or in your service line, you may need to contact a plumbing professional.