



14 Tips To Prevent Your Water Pipes From Freezing

Winter is coming and so is the risk of frozen pipes. As soon as thermometers drop into the freezing zone, the following tips will help you avoid unpleasant surprises that may come from broken water pipes on your property. We are pleased to give you this Big Chill Checklist so that you can relax and enjoy this holiday season. Winters can be harsh on household plumbing so don't forget to protect the water meter and pipes from freezing temperatures. Those located on outside walls, in basements or in crawl spaces, are particularly vulnerable to the cold. They can easily freeze and break during cold spells and lead to costly repairs.

Please follow these important steps to help prevent expensive problems later.

- Disconnect and drain the garden hose connection. This will help prevent outside faucets and pipes from freezing, leaking or breaking. Shut all valves supplying water to outdoor water supplies.
- Close outside vents, crawl spaces and doors so cold air doesn't seep inside.
- Repair broken windows and seal cracks in the walls.
- Insulate, Insulate, Insulate
- Wrap water lines and meters in commercial insulation.
- Wrap pipes subject to cold or freezing in heat tape available from hardware stores. It must be kept plugged in all winter.
- Locate The Main Shut-off Valve, at the water meter.
- Make sure the valves on either side of the water meter are working properly.
- Place a tag on the main shut-off valve. Make sure everyone in the house knows where it is and how to operate it in an emergency.
- Check The Heat
- If you're going away, keep a minimum amount of heat on in the house. This will help protect the pipes in case the temperature drops.
- If you plan to turn the heat off, drain all the water from the pipes, toilets and water heater. Turn off the power source to the water heater. If your heater operates on gas, turn the heater on "pilot."
- If a sink is located against an outside wall, open the cabinet doors overnight to allow warm air to reach water pipes.
- If you have had problems with frozen pipes in the past, keep a trickle of water running from the highest faucet in your house. During extremely cold periods, this trickle should be the size of a pencil point. You will be billed for the water used but this procedure may help prevent more costly plumbing repairs resulting from broken pipes.

