

FROZEN PIPE PREPAREDNESS

As temperatures drop, homeowners are at risk for frozen pipes. Below are some helpful tips on preventing frozen and ruptured pipes this winter.

Let a water faucet drip. During cold weather, drip water from both hot and cold lines through the system. This will release pressure in the water system, and if the pipes do freeze, dripping water will reduce the likelihood of a rupture.

Winterize outside faucets. Some homeowners experience water damage to the inside of their homes because of outside faucets. Always disconnect the garden hose from the outside faucet. Then determine if your faucet is frost-free or not. If not, your outside faucet water line needs to be turned off and drained out.

Make sure all pipes are insulated. Pipes on outside walls, crawl spaces, attics, or any pipe that is around a hole to the outside air are most vulnerable to freezing. Purchase foam tape and pipe insulation from any hardware store and install to these susceptible pipes to prevent them from freezing.

Turn up the thermostat. A good rule of thumb is to find the coldest temperature in your house where the pipes are and ensure your thermostat is at least 32 degrees Fahrenheit above that temperature.

Open kitchen and bathroom cabinet doors under sinks (especially if these pipes are located on outside walls). Keeping these doors opened will allow warmer room air to travel around these uninsulated pipes and prevent them from freezing.

Keep garage doors closed if there are water supply lines in the garage. Keeping the garage door closed and temperatures warmer than 32 degrees Fahrenheit will help prevent pipes from freezing.

Seal leaking windows and any other areas with cold leaking issues. When temperatures drop, wind gusts can come through windows and hit pipes, causing them to freeze. Caulk or inject foam sealant around windows that leak air. This will not only prevent pipes from freezing but will also save you money on energy costs.

Monitor water pressure. Keep an eye out for inconsistent water pressure. Irregular water pressure could be a sign of serious plumbing problems, such as blockage, and could mean your pipes are more at risk of freezing. If you notice different water pressures, identify and fix the situation to prevent frozen pipes.

Know where your main water valve shut-off is located. If a pipe breaks, turn the water shut-off valve off immediately to prevent more water damage. Taking time to find the shut-off after a loss could cost you hundreds of dollars.

Always have emergency contact numbers on-hand. Always have your insurance agent, a licensed plumber and ServiceMaster DSI's phone number accessible in case of an emergency.

Sometimes even when you take all the preventative steps, your home may still experience water damage. Contact ServiceMaster DSI, your Insurance Company's preferred restoration provider. We use our extensive resources, knowledge and network to return your home to pre-loss condition as quickly as possible.