



Preventing Frozen Pipes

Before the onset of cold weather, prevent freezing of water supply lines and pipes by following these recommendations:

- Located main water valve just in case of emergency.
- Insulate pipes most susceptible to freezing. Pipes that freeze most frequently are those that are exposed to severe cold, like outdoor hose bibs, swimming pool supply lines, water sprinkler lines, and water supply pipes in unheated interior areas like **basements and crawl spaces**, attics, garages, or kitchen cabinets. Pipes that run against exterior walls that have little or no insulation are also subject to freezing.
- Seal leaks that allow cold air inside near where pipes are located. A tiny opening can let in enough cold air to cause a pipe to freeze. Check for leaks around electrical wiring, dryer vents, and pipes. Use caulk or insulation to block off the cold air.
- Wrap pipes nearest exterior walls and in crawl spaces with pipe insulation or consider using a heat tape. (Underwriter Laboratories Approved)
- Disconnect all garden hoses and install covers on outside faucets
- Drain irrigation system and backflow prevention device(s). If possible, use an indoor valve to shut off and drain pipes leading to outside faucets.
- Cover foundation / crawl space vents with foam blocks or cardboard.
- Keep heat at 55 degrees F. or higher even when you are out of town.
- Consider shutting off the water and draining your plumbing system if you plan to be out of town for an extended period during winter. Turn off the water at the main shut off valve and turn on every faucet (hot and cold) until the water stops running. Drain toilets by holding down the lever until tank empties.

During Freezing Weather, Take Preventative Action

When winter temperatures reach extreme lows, homeowners are encouraged to take extra precautions to prevent frozen pipes.

- Keep garage doors closed.
- Open kitchen and bathroom cabinet doors to allow warmer air to circulate around the plumbing. Be sure to move any harmful cleaners and household chemicals up out of the reach of children.
- Let cold water drip from the faucet served by exposed pipes. Running water through the pipe, even a trickle, helps prevent freezing. Preferably from a faucet furthest from the water meter / main water valve (Reminder this will increase your water bill)
- Keep your thermostat set at the same temperature during both day and night. You might be in the habit of turning down the heat when you're asleep, but further drops in the temperature—more common overnight—could catch you off guard and freeze your pipes.