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PREVENTING FROZEN PIPES

As temperatures drop, frozen pipes become a concern.

While we can't control the weather, one thing we can control is our planning for colder temperatures. Frozen pipes can cause massive amounts of water damage in your home or business. It's important to follow certain protocols when the temperatures are going to hit below freezing, we also want to highlight key areas that are vital for you to focus on to protect your home or business for years to come.



Eliminate Sources of Cold Air Near Water Lines:

As one of the foremost water damage restoration companies we've seen it all when it comes to frozen pipes and busted water lines. One of the main contributors to frozen pipes is the lack of proper insulation in your home. In some instances, homes can have insulation issues in key areas that can contribute to freezing and burst pipes.



Insulate Exposed Pipes with Insulation.

Crawlspaces are home to exposed pipes with either no insulation or improperly applied insulation. This means that when cold and freezing air fills your crawlspace, your pipes are exposed to the elements. Now, there's no way to predict exactly when your pipes will freeze or burst, but failure to properly insulate exposed pipes is a ticking time bomb.



Know How to Shut Off Your Water:

Every home is equipped with a shutoff valve. While that is good in theory, when we ask homeowners where their shutoff valve is, more often than not, they're not sure. It's always a great proactive measure to know where your water & gas shutoffs are. In some older homes, the shutoff valve could have been covered up during a remodel, or even is regulated to the main valve near the street.



Sprinkler Systems & Irrigation:

Sprinkler Systems and Irrigation Systems should be properly drained and winterized. In some cases, if your home was recently purchased. You may not know exactly how to winterize your irrigation and sprinkler systems. We recommend contacting a local landscaping & irrigation company in order to ensure your irrigation system is properly maintained during freezing weather.

If the unspeakable happens, and your pipes do freeze without bursting. Here are a few tips to help you act fast:

- **Shut Off Water Immediately:** This might seem counter-intuitive since a key element to preventing freezing pipes is keeping your water running. However, once your water lines freeze it's too late.
- **Thaw Pipes with Warm Air:** Hairdryers, turning on your fireplace, increase the interior temperature of your home. Space heaters are a great way to add functional heat in a specific area. Be mindful of electrical and water hazards and never use kerosene or open flames.
- **Once pipes are thawed,** slowly turn on your water while being mindful of pipes and pipe joints that could have been damaged when the pipes expanded.



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