

Prevent Frozen Pipes

Turn off the water. Turn up the heat.

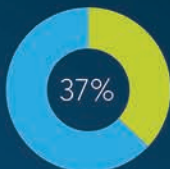
Cold winter temperatures can freeze vulnerable pipes inside and outside your home. Frozen pipes are one of the biggest property damage risks when the temperature drops.

When water freezes inside a pipe, it expands and can burst pipes and cause extensive damage.

There are three main reasons pipes freeze:

- 1 Drastic drops in temperature
- 2 Poorly insulated pipes
- 3 Thermostat set too low

Frozen Pipe Facts



The largest amount that occurs of all frozen pipe failures happen in the basement.



50¢

Pipe insulation can cost as little as 50 cents per linear foot and can help prevent your pipes from freezing.



32 Degrees

Freezing point for water. It's important to keep your home above 32 degrees and preferably no lower than 55 degrees.

In 1 Hour...

100 gallons of water can escape from a pipe in **60 minutes**...



That would fill
1 bathtub



In 1 Day...

2,400 gallons of water can escape in **24 hours**...



That would fill
24 bathtubs



In 1 Month...

In 30 days, **660,000 gallons** of water would escape



That would fill
2 swimming pools



Preventing Frozen Pipes



Drain

Drain water from garden hoses, swimming pools and water sprinkler supply lines and shut off the water valves.



Insulate

Consider installing insulators like a pipe sleeve or heat cables onto pipes located in a crawl space, attic, or cold area of the house.



Heat Tapes

Wrap heat tapes around pipe and plug into receptacle. It's effective in crawl spaces, garages and where you have access to the pipe.



Re-route Pipes

If you have pipes that are outside and exposed to freezing temperatures, have a plumber re-route them to the interior of the house.



Trickle

During extreme cold, opening both cold and hot water taps to a trickle can help prevent frozen pipes.



Open Doors

Open kitchen and bathroom cabinet doors. Opening the cabinet doors allows warm air to circulate. Keep garage doors closed.



Shut-off

If you leave for a winter holiday, drain water from outside pipes and shut off the water supply at the main valve.



Heated House

Keep the thermostat at a steady temperature above 55 degrees when the outside temperature is below freezing.

Thawing Frozen Pipes

Getting only a trickle of waterflow? It's probably frozen!

- 1 Try to locate the section of pipe that is frozen. Using a blow dryer or heat gun, blow hot air on the frozen section of pipe. You can also try using an electric heating pad or space heater. (Do not use a torch or open flame of any kind.)
- 2 If necessary, call a professional plumber.

If a pipe has already burst:

- * Turn off the water at the main shut-off valve
- * Leave the water faucets turned on
- * Do not use any electrical appliances in standing water
- * Contact a professional plumber