

Cold Weather Tips for Preventing Frozen Pipes:



Preparing for cold weather:

- Eliminate sources of cold air in crawlspaces or other locations by adding insulation and blocking openings to the outside air.
- Insulate any water pipes that may be exposed to cold air or drafts.
- Consult a professional regarding insulating difficult pipes or selecting and applying heat tape to water pipes.
- Locate and check your water shut-off valve – this will save time in the event of an emergency. In many instances, the shut-off valve may be located in a basement, crawlspace or outside near the water meter.
- Disconnect any garden hoses and drain outside water faucets.
- For outside water meters, keep the meter box lid closed tightly. In Gatlinburg, contact the Water Department (865-436-4681) if the lid is broken, missing or damaged.
- Contact a plumbing or maintenance professional if you have any questions about protecting your pipes during cold weather.

When temperatures fall below freezing:

- Leave a trickle of water running from faucets – the slow movement of water will help to prevent freezing of water in the line.
- Insure any insulation or heat tape is in place and functioning properly.
- Keep the thermostat set at above 55 degrees if the building will be un-occupied.
- Open sink cabinet doors to allow warm air into the area where water pipes may be located.
- Keep garage doors closed, as water pipes are often routed through this area.
- If you think your water pipes have frozen, shut off the water immediately and contact a plumbing or maintenance professional.

Did you know?

- Damages from water pipe failures are one of the most common and least recognized catastrophic losses that homeowners suffer every year. Second only to damage from hurricanes, frozen and broken water pipes cause more losses in terms of the number of homes damaged and the total amount of claims paid by insurance companies in the United States.

Remember - a little time and effort in preparation may prevent a costly burst pipe and expensive water leak!