

## WINTER LOSS PREVENTION MEASURES

### Preventing Winter Freeze Ups

During winter months, do not turn the thermostat off when leaving the home. Instead, lower the thermostat to a temperature warm enough to keep pipes from freezing (no lower than 55 degrees).

Fit exposed pipes with insulation sleeves or wrapping to slow the heat transfer. Check water hoses for signs of cracks or bubbles. Replace faulty hoses

Consider installing an electronic leak detection system. When water touches the sensor, the valve closes, protecting everything downstream. Some systems can also alert remote security monitoring services.

Forced hot water systems should have an appropriate antifreeze mixture.

On bitter cold days, open cabinet doors under sinks, allowing warm air to circulate pipes. Let a slow trickle of water continually flow from faucets to prevent freezing.

Exterior faucets should be shut off for the winter. Hoses should be disconnected and the valve left open.



Look around doors and windows for gaps where warm air can escape. Caulk or apply weather-stripping around areas causing drafts.

Monitor furnace air filters consistently throughout the winter. The furnace air filter should be changed yearly to maximize efficiency.

Install storm windows to reduce drafts. Storm windows reduce heating costs and prevent windowsills from rotting.

### Preventing Ice Dams

Keep the attic well ventilated. Cold attics prevent ice accumulation on the roof from melting, resulting in refreezing.

Keep the attic floor well insulated to minimize the amount of heat rising through the attic from within the house.

Install ice dam prevention underlayment as part of your roofing system.

Install electric heating coils to prevent formation of ice dams.

Remove ice and snow from roofs with a snow rake.

### Seasonal Properties

Have the water service shut off from the street.

Drain all domestic waterlines. Leave all drain valves open.

Drain all plumbing fixtures, and place antifreeze in traps.