



Dear Home Owner,

With the arrival of the New Year, we approach our colder months. Knowing how to prevent water pipes from freezing becomes important in preventing damage to water lines. When water freezes in your pipes, its volume expands and puts pressure on the pipe from inside. This can cause a loss of water to your home and/or it may cause the pipe to break open entirely.

Listed below are a number of steps you can take to help keep pipes from freezing during a cold spell:

- Use pipe insulation on any pipes located in the attic and crawl space. You can also wrap pipes in heat tape or heat cables with a thermostat control. Install according to the manufacturers' directions.
- Open cabinet doors in the kitchen and bathroom to let the warm air of the house circulate around the pipes. However, if there are water supply lines in the garage, you should keep those doors closed.
- Seal any cracks that might let in cold air, especially places where pipes run from inside to outside the home, such as dryer vents or water pipes.
- As you winterize your home, disconnect your garden hoses and drain any water from the pipes that are leading to the outdoor systems.
- Start a small drip of water from both the hot and cold taps in the kitchen, bath, laundry areas and any other faucets in the home. A small water drip is all that is needed to keep water moving through the system and prevent frozen pipes.
- Keep your thermostat set at a steady temperature, even at night. If you will be on vacation set your thermostat to 55 degrees or above to prevent frozen pipes while you are away. Be sure to alert a trusted neighbor or your property manager if you'll be away more than a few days, and ask them to check periodically to make sure that the measures you have taken were able to prevent frozen pipes and that nothing has ruptured.

The Big Mountain Water Company would like to recommend that all homeowners pay close attention to the weather and keep these tips in mind when any Arctic temperatures approach our area.

Thank you,

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