



Winterize your Faucets

Each year during my winter inspections I will find exterior faucets either leaking or with the hose still attached. During extend cold spells the water from a leaking exterior faucet or water trapped inside a hose will freeze and cause the pipe inside the wall of your home to burst, which will be an expensive repair - believe me I know from experience).

1. Fix Leaks

- Even the smallest water leak can turn into a big problem when temperatures drop. Take the time to check all exposed pipes indoors and out for leaks.

2. Insulate Pipes

- Make sure that any exposed pipes are well insulated. To locate exposed pipes, look in your attic, crawl space, and garage. If you can see the pipe, it needs to be wrapped with insulation foam. Pipe wrap insulation is inexpensive and easy to install.

3. Exterior Water Faucets

- Remove hoses
- Repair dripping faucets
- If you have an interior shut off valve for the faucet, turn the water off, then open the faucet in order for any remaining water to drain.
- Install insulating covers which are relatively inexpensive at your location home improvement store.

6. Sprinkler System

- Winterize your sprinkler system, turn off the water and flush out any collected water by turning on each valve.

7. Locate Your Water Main

- Locate your water shut off valve both exterior and interior. In the event, you have a burst pipe due to freezing you'll want to be able to shut off the water quickly.
- Locate your exterior water meter. The main shutoff valve to the house can usually be found where your water meter is located. Newer homes in addition to the main water shutoff valve may have a secondary shutoff inside the home.