

Everything You Need to Know About Preventing

FROZEN PIPES

THE
ANDOVER
COMPANIES
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When temperatures start dropping, one of your biggest concerns as a homeowner should be how to keep your pipes from freezing. Frozen pipes are more than just a slight inconvenience; if left alone, they can lead to a burst pipe and a costly mess.

WHY DO PIPES FREEZE AND BURST?

- 1.** The pipes in your home that are most vulnerable to freezing are located in unheated interior spaces, such as your basement, attic, or garage.
- 2.** When temperatures plummet, these pipes can get very cold, and the water flowing through them may turn to ice.
- 3.** As the water becomes ice, it expands and puts tremendous pressure on the pipes. This can lead to a pipe rupture that sends a cascade of water into your home.



DID YOU KNOW?

A single burst pipe can release 4–8 gallons of water per minute.



DID YOU KNOW?

The average cost of a homeowner claim for water damage and freezing is \$11,000.

If your pipes freeze and burst, the water damage to your home can be extensive. Depending on the location and severity of the situation, problems may include:

- Waterlogged insulation
- Moldy and smelly carpeting
- Shorted-out electrical wiring and outlets
- Soaked furniture fabric and upholstery
- Structural weakness in interior and exterior walls
- Damp drywall and wood
- Warped and cracked flooring
- And much more

HOW DO YOU PREVENT YOUR PIPES FROM FREEZING?



INSULATION

Winterize both the hot- and cold-water pipes in your home, including the waterline that runs from the sink to the fridge, with the proper insulation, to reduce heat loss and cut water-heating costs.



THERMOSTAT REGULATION

Keep the heat in your home at the same temperature, day and night, during a cold snap, and leave it on at least 60°F if you are going to be away.



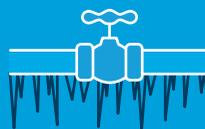
RUNNING WATER

Let cold water drip from faucets supplied by exposed piping—even a trickle of water running through the pipes is a pressure relief.



WARM AIR CIRCULATION

Open kitchen and bathroom cabinet doors to allow warm air to get to plumbing, but close garage doors, where water supply lines are often located.



DID YOU KNOW?

You can get smart technology for your home that will monitor water flow, pressure, and temperature to help you maintain your pipes and prevent water damage.

WARNING SIGNS YOUR PIPES MIGHT BE FROZEN INCLUDE:

- Significantly lower water pressure than normal
- Visible frost on an exposed pipe
- Strange odors coming from the drain

WHAT SHOULD YOU DO IF YOUR PIPES FREEZE OR BURST?

If a pipe has already burst, the most important thing to do is shut off the water flow to your home. The main water switch is typically found under the kitchen sink or where the main service pipe from the street connects to your house. After you've switched off the water main, then you can hire professionals to not only repair the burst pipe but also dry out any soaked areas before mold and mildew form.

The Andover Companies does not recommend thawing a frozen pipe yourself. Doing so might cause further damage to your plumbing or result in an injury. Instead, **contact a licensed, insured plumber to do the job for you safely.**