

MAXONS[®]

RESTORATIONS

Preventing Pipe Breaks

Insulate



Insulate pipes, especially those close to outside walls, attics or crawl spaces where the chance of freezing is greatest.

Seal



Seal air leaks surrounding or near pipes.

Doors



Keep garage and warehouse doors closed if there are water supply lines there.

Sprinklers



Disconnect all outdoor hoses and turn off water to exterior faucets and sprinkler systems.

Temperature



Keep heat at 55 degrees F. or higher even when you are out of town.

Open Cabinets



Open kitchen and bathroom cabinet doors to allow warmer air to circulate around the plumbing.

Running Water



During a cold spell turn on both hot and cold faucets near outside walls to allow a small trickle of water to run during the night.

Identify



Identify the locations of shutoff valves so that you are prepared to stop the flow of water as soon as possible when a pipe bursts.

Out of Town



If you need to be away from your property, leave the heat on and drain your water system before you go. If possible ask a someone to check in while you are away.



If Your Pipes Do Freeze

If you turn on a faucet and only a trickle comes out, suspect a frozen pipe.

Keep the faucet open. As you treat the frozen pipe and the frozen area begins to melt, water will begin to flow through the frozen area. Running water through the pipe will help melt ice in the pipe.

Apply heat to the section of pipe using an electric heating pad wrapped around the pipe, an electric hair dryer, a portable space heater (kept away from flammable materials), or by wrapping pipes with towels soaked in hot water. Do not use a blowtorch, kerosene or propane heater, charcoal stove, or other open flame device.

Apply heat until full water pressure is restored. If you are unable to locate the frozen area, if the frozen area is not accessible, or if you can not thaw the pipe, call a licensed plumber.

Check all other faucets to find out if you have additional frozen pipes. If one pipe freezes, others may freeze, too.

If Your Pipes Do Break



Turn off the water supply. Know in advance where your water main and any other isolation valves are located.

Drain your pipes by turning on all the cold water taps and flushing all your toilets.

Turn off the hot water heater and then turn on all your hot water taps.

Turn off your electricity immediately, as the water may have soaked through your electrical system as well, making it extremely dangerous.

Check first for areas with obvious water damage.

Call a licensed plumber to get your pipe fixed and the rest checked.

Call MAXONS to remove the water and properly dry out the damaged area

Inventory and photograph of any damaged property or possessions. Do not remove any items until told to do so by the insurance adjuster.