**Pine-Strawberry Water Improvement District**
6306 W. Hardscrabble Road, Pine AZ 85544

# Important Tips for Winterizing Your Home

Whether you're closing up a summer vacation home or leaving your very own home during winter for an extended period, it's important to close up for the season. So, what should you do to ensure that when your family returns later, you won't find a nightmare waiting?

The following suggestions will help to plan and execute a winterization plan of your home. Remember, broken pipes in your home can cause significant damage and you are responsible for all water going through the water meter. Plan ahead and protect your investment.

**Plan Ahead** – look carefully around the exterior and interior of your home and decide what needs to be done. Write it all down to create a checklist. This essential "plan of action" will come in handy when it's time to open up the place again, because without it, you probably won't be able to remember all the things that have to be "un-done." To help develop your own checklist, the following suggestions, though not applicable in every case, identify potential problem areas that warrant consideration.

**Outdoor Areas** – water, outdoor items, plants, and external fittings all need some attention when winterizing. Here are some things to consider regarding water in and around your home.

1. Turn off water at the main supply point. Homes should have a house valve to isolate the water going into your home or to your irrigation system in your yard. Turn off the supply line to the washing machine hose. Those hoses are a bit flimsy and can burst while you are away. If nobody is using the home during the entire winter, make sure the water supply is turned off completely at the mains. You may also want to consider wrapping exposed exterior pipes with insulation that you can purchase at a home improvement store. PSWID will be more than happy to make a service call to your home to turn the water supply off at the meter during normal working hours.

**Indoor Areas** – Despite being indoors, inside pipes and drains freeze and burst too. Interior bursting are a common source of damage to your home.

1. Heating and plumbing. If the furnace should fail on a very cold day, water in the pipe could freeze and burst the pipe. Open all faucets and drain all water lines – empty or mainly empty pipes cannot burst from freezing water. Pipes can be drained at their low-point drain valves or, if there is sufficient slope to the lines, by opening a pipe junction.
2. Turn down the heat, but don't turn it off. Consider keeping your heater on to avoid problems with freezing plaster and pipes. If you leave your heater on, leave open the doors of the cabinets under the sinks.
3. Drains. We live in an area where freezing pipes can be a problem. Drain your toilets, water heater (turn off gas or electric supply first) and if on a well and pump system, the expansion tank. You'll also need to consider completely eliminating or diluting the water in drain traps by pouring an "RV" type antifreeze solution in them as directed by the instructions. It's important to follow those instructions carefully. Warning: make sure the antifreeze is compatible with your septic system.
4. Drain all water that can be drained. Drain spas, swimming pools and ponds of water.

Keep in mind that any water leaks which develop while you are away could run up your water bill significantly, and could also cause significant damage. This is especially true of a popped washing machine supply hose. Once these things burst, there is nothing to hold back the large stream of water which will start to flow. Turning off the water at the main is the best way to guard against such leaks. Call PSWID to shut the water off at the meter.

**Call PSWID Customer Service: (928) 476-4222**

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