

# Cold Weather Advisory – Preventing Frozen Pipes & Water Damage

Freezing temperatures can cause plumbing damage quickly and unexpectedly. Please review the following cold-weather best practices to help protect the home and avoid water damage. These guidelines apply every winter season, especially during extended freezing temperatures or when leaving town.

## Indoor Plumbing & Heating

- Keep heat on at all times during cold weather, even if you are away (recommended minimum 55–60°F).
- Open cabinet doors under sinks to allow warm air to circulate around plumbing.
- During extended freezing temperatures, allowing faucets to drip slightly may help prevent freezing.

## Outdoor Spigots & Hoses

- Disconnect all garden hoses from outdoor faucets.
- If your home has an interior shut-off for exterior spigots, turn it off and drain the line.
- Insulate outdoor faucets if covers are available.

## Irrigation Systems

- Ensure irrigation systems are turned off for the season.
- Do not operate sprinklers during freezing temperatures.

## Garages & Utility Areas

- Keep garage doors closed during freezing weather.
- Do not use space heaters in garages, crawl spaces, or utility areas due to fire risk.

## Rarely Used Fixtures

- Periodically flush toilets and run water in guest bathrooms or fixtures that are not used regularly.

## Power Outages

- If you experience a power outage during freezing temperatures, notify management as soon as possible—especially if the outage lasts more than a few hours.

## If a Pipe Freezes or Bursts

- Know the location of the main water shut-off valve.
- If a frozen or burst pipe is suspected, shut off the water immediately if safe to do so and contact management right away.

## If You Will Be Away

- Confirm the heat will remain on while you are away.
- Consider having a trusted person periodically check the home.
- Ensure your emergency contact information is current.

Please note: Damage caused by failure to follow cold-weather precautions may be the resident's responsibility under the lease.