

COLD WEATHER NOTICE

Cold weather is on its way. Weather experts are predicting that a very cold winter is ahead for the Puget Sound region. Consequently, we face the possibility of frozen pipes and associated water damage. A broken water line is not a pleasant experience.

Winterize Your Condo

- ☆ Disconnect outside water hoses. If left connected during freezing temperatures, water in hoses will freeze and expand causing connecting faucets and pipes to freeze and break.
- ☆ If you will be away from your home during the cold weather, leave the heat on and set to a temperature no lower than 60°F. It is also advisable to shut off the master water supply valve, if you have one.
- ☆ Open kitchen and bathroom cabinet doors to allow warmer air to circulate around the plumbing. Be sure to move any harmful cleaners and household chemicals up out of the reach of children.
- ☆ When the weather is very cold outside, let the cold water drip from the faucet served by exposed pipes. Running water through the pipe - even at a trickle - helps prevent pipes from freezing because the temperature of the water running through it is above freezing.
- ☆ Keep the thermostat set to the same temperature both during the day and at night. By temporarily suspending the use of lower nighttime temperatures, you may incur a slightly higher heating bill, but you can prevent a much more costly repair job if pipes freeze and burst.
- ☆ Locate your water main in case you need to shut it off in an emergency.

Before accidents happen, review the coverage in your condo owner's HO-6 insurance policy with your insurance agent. If you do not have an HO-6 policy, it is strongly recommended that you carry this type of insurance policy to cover losses to your unit and to your property, and to neighboring units as well as the common area.

A few thoughtful and preventative measures can avoid thousands of dollars in property damage, remediation delays, insurance claim delays, higher insurance premiums in the future for you, and other owners in your community.

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Why Is Freezing Water Such A Problem?

If the temperature inside a house gets below 32 degrees Fahrenheit it's likely that the water supply pipes and the drain traps will freeze. When water freezes it expands 9 percent, and if there is no room for expansion it's possible that the pipe will develop a crack. When the ice thaws the pipe will leak. Fixing a burst pipe can be expensive, but the damage from uncontrolled water flow can lead to expensive repairs, easily reaching into the thousands of dollars.

Any point where the plumbing supply pipes are close to the outside walls is a potential spot for freeze damage. Since many homes have the kitchen sink in front of a window, a common problem is pipes freezing beneath the kitchen sink. If the wall behind the sink doesn't have enough insulation, there is a risk of supply pipes freezing beneath the sink.

Pipes in attics, crawl spaces and outside walls are all vulnerable to freezing, especially if there are cracks or openings that allow cold, outside air to flow across the pipes.

Call 911 at the first sign of water flowing—inside or out!!

If Your Water Pipes Freeze...

Even if all precautions are taken you still might find a frozen pipe in your house. Open the cold water faucet nearest the frozen pipe to relieve the pressure of expanding ice that may cause a pipe to burst.



Please call the management office if you have no water at all.

If you know of any unoccupied units

Please **notify us**, and give the address of the unit. Management and/or the Board can then attempt to contact the owner, notifying them to winterize the unit. This will help to prevent damage from frozen/burst pipes this winter.