Helpful Home Tips

John PRICE and Heather PRICE

Sutton Group-Masters Realty Inc. Brokerage

1650 Bath Rd. Kingston, ON K7M 4X6

Off: 613-384-5500 Cell: 613-541-9043

Email: jprice3@cogeco.ca

Approved Military Relocation Agents

Autumn Preparations Keep House Pipes in Prime Condition

In most parts of Canada, winter temperatures frequently dip well below zero Celsius. As water freezes, it expands and can burst pipes. While the autumn days are still pleasantly mild, consider spending a few weekend hours to protect your plumbing.

Outdoors

Most homes have a shut off valve in the basement that controls all of the outdoor faucets. Turn off this master valve then turn on all the faucets to drain the lines. Once they have drained, shut them off. Disconnect hoses, unroll them on a slope to remove water then roll them up for storage indoors. Hoses will last longer when they are out of the ice and snow.

Next, follow the pipes from your outdoor faucets to the entry points to your house and fill in any gaps using cut Styrofoam, insulation or spray-in fillers.

Follow the same steps if you have a hot tub and plan to shut it down for the winter.

If you have an in-ground sprinkler system, it should be drained according to the manufacturer's instructions.

Foundation vents are another item for your outdoor checklist. These vents circulate fresh air helping to remove excess moisture from crawlspaces and basements. Generally, in climates with cold weather, close the vents during the winter and open them in the spring.

Indoors

A cold snap can burst indoor pipes particularly those in the basement and in minimally insulated walls. Completely wrap exposed pipes and valves with insulating tape or molded foam.

If you are leaving for a winter vacation, turn off your water heater then shut off and drain your water system. Now you can safely turn your thermostat down to approximately 15°C (60°F).

Just a few hours are all you need to ensure that your home is prepared and protected for winter.