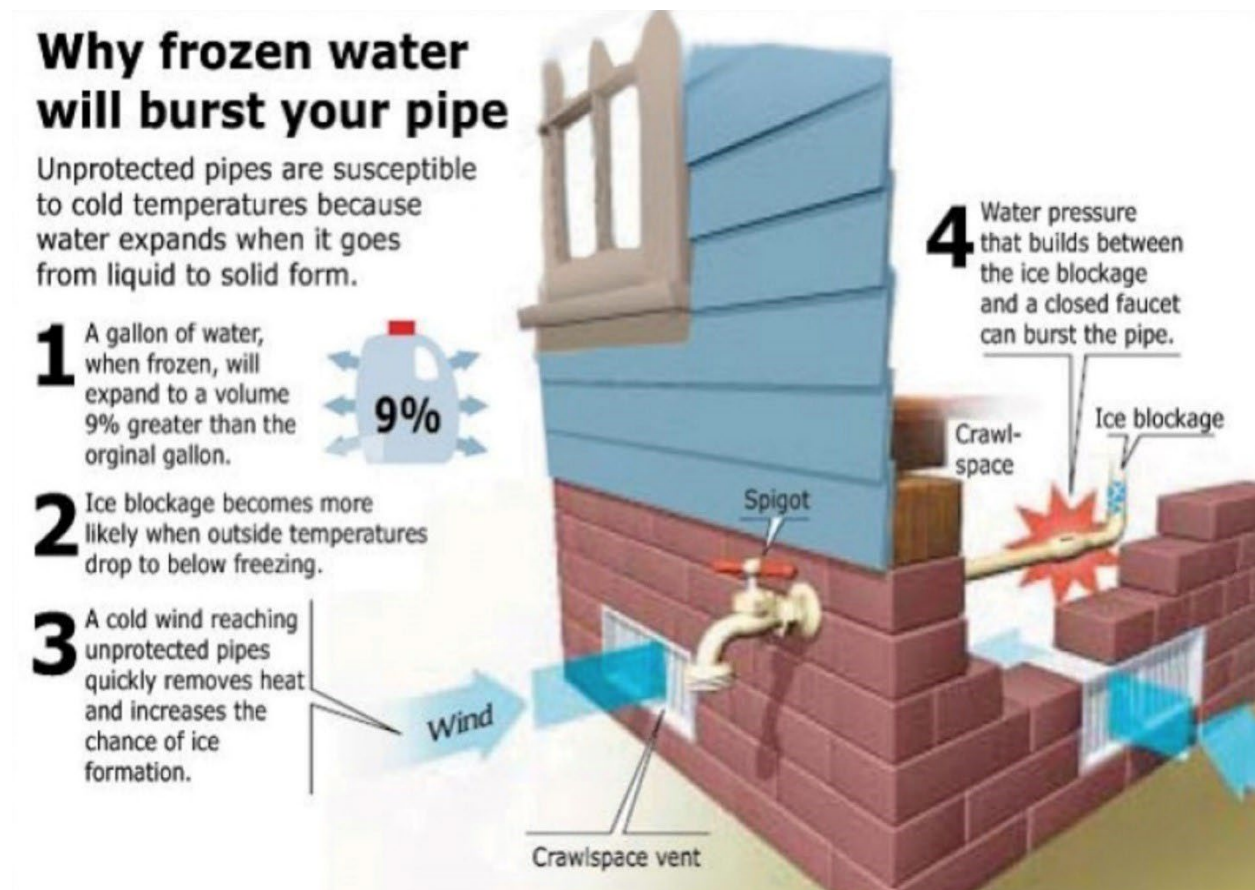


The City of Findlay Water/Sewer Billing Office would like to remind our valued customers that it is the time of year when we need to be prepared to prevent our water lines from freezing.

If water is run to prevent freeze-ups, a pencil lead width stream is suggested. Rebates will not be considered for the slight increase in consumption. Consider the minimal amount spent to prevent your water lines from freezing, as compared to the cost of damages from burst pipes.

Prevent Frozen Pipes



Water damage from burst frozen pipes is a major concern for Ohio homeowners. If there are pipes located against an outside wall, in an uninsulated area of the basement, crawlspace or attic, this needs your immediate attention. If you have an outside faucet, this can also be a problem area. Here are few preventive steps you can take.

Turn Up The Thermostat

Keep your thermostat set at a minimum of 55 degrees, even during extended periods of absence.

Install More Insulation

Take a ride to the nearest hardware or home improvement store and pick up a package or two of unfaced fiberglass insulation. While you're there, get a set of heavy duty disposable coveralls, a dust mask, work gloves and a package of fresh utility knife blades. Don the protective work wear, load the fresh blades in the knife and assess your insulation needs in the attic, crawl space or other out-of-the-way place installing insulation over poorly-protected pipes. This is one scenario where neatness doesn't count, just get the insulation where it needs to go.

Use Foam Board To Insulate Large Areas

Got a really big area to protect? Keep the heat in with a rough-and-ready barrier built with foam board. Faced or unfaced foam board will work, especially if this is a temporary set up. If your kitchen sink is on an outside wall, especially a north-facing wall, affix foam board to the wall behind the pipes.

Install Heating Cables

Install a heat trace cable to keep a cold pipe from freezing. Follow the manufacturer's instructions on the packaging for how to do this. Some heat tapes are wrapped around the pipe, others simply run along it. If you can't find heat trace cable at your local hardware store, try an electrical supply house.

Use A Space Heater

You can keep unprotected pipes above freezing by simply placing an electric heater near them. Remember, the goal is not to make the space toasty warm and comfortable. It's to keep the water in the pipe above freezing. The popular infra-red space heaters are the safest and use less electricity. Look for a model with a thermostat so it will only run when the area gets below 50 degrees.

Turn Off The Water

In the worst case, turn off the main water valve while the house is unoccupied or while you sleep. If a pipe freezes and breaks, the spillage is limited only to the water in the pipe. If an area of limited use like a laundry room remains colder than other parts of the house, have a plumber install shut off valves in the water supply to just that area.

Open Cabinet Doors

It's not unusual for plumbing running to a kitchen sink on an exterior wall to be extremely vulnerable because the wall is not sufficiently insulated. Open the cabinet doors along that wall to project heat into the space. Place an electric heater in front of the cabinets for an extra measure of cold protection.


Turn Off Water To Outside Spigots

Disconnect all outdoor hoses and turn off all water to exterior sources, including spigots and sprinkler systems. Be sure to completely remove any water from hoses and sprinklers. This should be done before winter, but do it now if you haven't already. You can protect the faucet itself from damage with a foam spigot cover available at local hardware stores.

IMPORTANT: Know where all your water shut-offs are located in case you need to use them!



3 WAYS TO PREVENT FROZEN PIPES



As temperatures drop, your pipes run the risk of freezing and cracking. Consider these 3 easy things you can do now to prevent frozen pipes.

1 Insulate



Insulation can take various forms, including foam sleeves, pipe "tape," batt insulation, and expanding foam. Insulation slows heat loss from pipes, as long as water is flowing frequently during periods of freezing temperatures.

2 Let it Drip



Letting a faucet drip during extreme cold weather can prevent a pipe from bursting. Only pipes vulnerable to freezing (ones that run through an unheated or unprotected space) should be left with the water flowing.

3 Heat it up



The use of space heaters, electric heating tapes and cables in areas that have exposed water lines can regulate the temperature and prevent freezing. However, these methods must be used with extreme caution to avoid the risk of fire.

WHAT TO DO WHEN A PIPE BREAKS

IF YOU FIND YOURSELF IN A SITUATION WHERE THERE'S A PROBLEM WITH THE PIPING SYSTEM IN YOUR HOME OR OFFICE, DON'T FRET. HERE'S A BREAKDOWN OF WHAT YOU NEED TO DO WHEN A PIPE IN YOUR SYSTEM BREAKS, FREEZES OR BURSTS AND YOU'RE WAITING ON THE HELP OF A PROFESSIONAL PLUMBER.

TURN OFF YOUR **WATER SYSTEM**



IMMEDIATELY TURN OFF THE SOURCE OF WHERE WATER FLOWS FOR THE BROKEN PIPE. MOST HOMES AND OFFICES HAVE A SPECIFIC INTERIOR LEVER OR KNOB, WHEREAS OTHERS MIGHT HAVE A SHUT-OFF OPTION OUTSIDE OF THEIR BUILDING.

CALL YOUR TRUSTED **LOCAL PLUMBER**



DON'T TRY TO TACKLE A PLUMBING ISSUE YOURSELF, ESPECIALLY IF YOU HAVE NO EXPERIENCE DOING SO. CALL A PROFESSIONAL AT PLUMBING SOLUTIONS TO INSPECT YOUR PIPES AND FIND THE SOURCE OF THE PROBLEM. FROM THERE, THEY CAN HELP YOU WITH ANY NECESSARY REPAIRS.

COLLECT THE **LEAKING WATER**



IF LEAKAGE IS A RESULT OF THE BROKEN PIPE, COLLECT THIS WATER IN A BUCKET OR LARGE BOWL, IF POSSIBLE. BURST ANY BULGES IN YOUR CEILING WHERE WATER IS NOTICEABLY POOLING TO ALLOW FOR DRAINAGE, AND WIPE DOWN ANY AREAS WHERE WATER HAS COLLECTED TO PREVENT FURTHER DAMAGES.

DON'T TOUCH ANY **ELECTRICAL FIXTURES OR WIRING**



WATER AND ELECTRICITY AREN'T THE SAFEST OF MIXES. AVOID TOUCHING ANY ELECTRICAL FIXTURES OR WIRING IF A PIPE BREAKS IN YOUR HOME, AND TURN OFF YOUR POWER AT YOUR MAIN BREAKER AS AN EXTRA SAFETY PRECAUTION.

AIR OUT **YOUR HOME**



TO PREVENT FURTHER WATER DAMAGE SUCH AS ROTTING OR MOLD, AIR OUT YOUR HOME. OPEN WINDOWS AND RUN ANY FANS IN YOUR HOME. IN WORST CASE SCENARIOS, YOU MAY NEED TO RENT AN INDUSTRIAL FAN OR VACUUM TO GET RID OF THE WATER.