

RISK MANAGEMENT

WINTER FREEZE PROTECTION | RESIDENTIAL

We See Risk Through Your Lens

Forecasts are calling for a blast of Arctic air on the heels of the coming storm. Is your residence ready?

Freezing temperatures can occur anywhere in a building. The most susceptible areas are; unheated spaces like attics, crawlspaces and areas where large exterior doors are often left open, like a garage bay.

Water in piping is exceptionally vulnerable to freezing, presenting water damage risk from cracked pipes and fittings.

Here are some ways to stay ahead of the freeze risk

1 Locate water supply shut off valves. Make sure they're accessible and you know how to shut them off. Install flow monitoring and shut off devices to limit damage from leaks when you're away.

2 Place thermometers in areas where it is difficult for heat to reach and ensure temperatures are regularly checked when outside ambient temperatures drop below freezing.

3 Check insulation, including on pipes, is intact and adequate, especially where construction or renovation has occurred. Seal cracks and penetrations where cold air can leak in.

4 Ensure adequate warmth is reaching all areas, particularly where water-filled piping runs. For cold, unheated spaces with piping (ex. attics, kitchen cabinets along exterior walls), consider leaving doors open or creating a temporary opening to let heat enter.

6 When leaving for extended periods, maintain a minimum temperature of 45° F in the house

5 Smart thermometers can be connected to an alarm system to allow remote monitoring when you're away and alert if there's a low temperature issue.

