

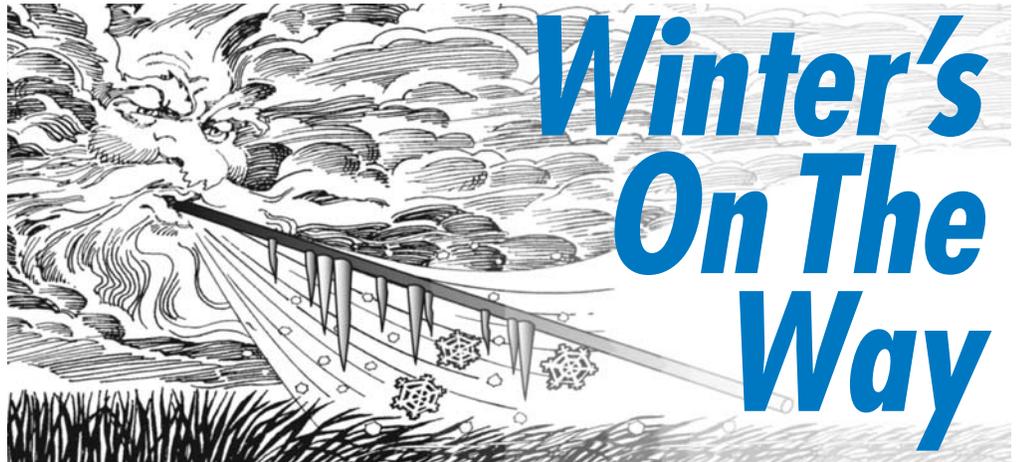
HOME INSPECTIONS, INC.

Winterize Your Pipes

Did You Know

- Dripping faucets and leaking toilets account for as much as 14 percent of all indoor water use.
- Leaks waste water 24 hours a day, seven days a week. Even the smallest drip from a worn washer can waste 20 gallons or more each day.
- Toilets account for almost 30 percent of all indoor water use, more than any other fixture or appliance.
- Replacing an old toilet with a new model can save the typical household 7,900 to 21,700 gallons of water per year.
- An average of 20 percent of toilets leak.
- The third highest use of indoor water is bathing.

(continued on back)



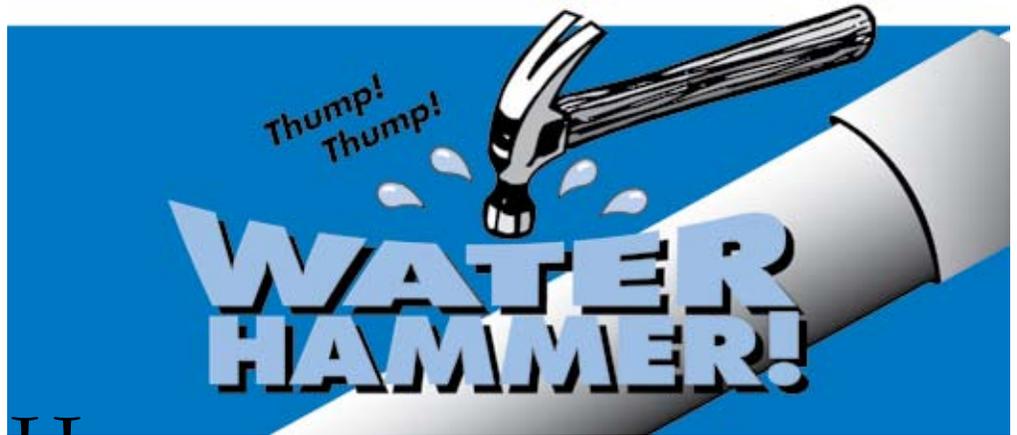
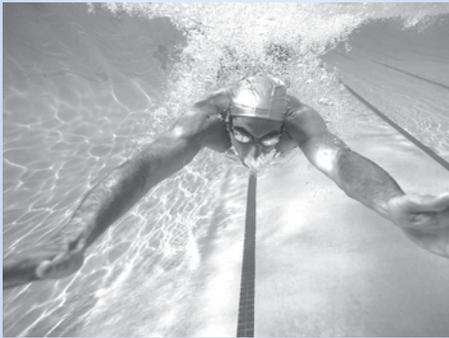
With the approach of old man winter, it's time to take a few minutes to protect your water pipes and meter against freezing. Frozen pipes and meters can leave you temporarily without water and cause significant water damage to walls, floors and personal items.

A few simple steps before the temperature plummets can minimize your risk of winter freeze-ups. This checklist offers a few suggestions to help you protect your home's water pipes:

- Disconnect all outside hoses and check for leaks.
- For outside faucets, if you have an inside shut off—turn off the faucet inside the house and then drain the outside faucet to remove the water from the interior shut off to the outside faucet.
- In your basement or crawlspace, caulk all cracks and plug all holes to prevent cold air entering and replace broken glass in basement windows or doors.
- Insulate your water meter with a protective covering.
- Use commercial heat tape or insulating materials to protect exposed water pipes in unheated basements and crawl spaces.
- If you have had problems with pipes freezing during extreme cold and/or windy weather, try keeping a trickle of water running through a faucet at the highest point in the house, or the furthest down the line.

Did You Know? (continued from front)

- Clothes washers can use as much as 30 to 35 gallons of water per cycle and dishwashers as much as 25 gallons per cycle.
- Landscaping accounts for 20 to 50 percent of all residential water use and provides the best opportunity for water conservation at home.
- An average size swimming pool left uncovered can lose as much as 1,000 gallons of water per month.



Have you ever listed or shown a home and heard a loud thump when you turned on the water?

There are two cures that will likely solve the problem:

1. Drain all of the water out of the house. Usually the pipes are drained by closing the water valve on the street side of the water meter and loosening the union fitting on the other side of the meter. Put a bucket or tub underneath the fitting to catch the water, and open all hot and cold faucets in the house. When water stops draining, close the faucets, retighten the union fitting and reopen the water valve.

If the house has well water or there is doubt about how to drain the system, have a plumber do it.
2. Install more air-cushioning chambers. Special chambers resembling tiny tanks are available at some plumbing-supply outlets or sections of capped pipe 12 to 18 inches long can be used. The chambers are installed in pipes above or near fixtures where noise occurs, providing an air-buffer when faucets or valves are opened.