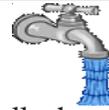


Frozen Pipes



Happy New Year!!! As all the residents in Texas know, January is typically the coldest month of the year. Generally the weather is comfortable during the day but overnight, the temperatures can drop below freezing. If there is even a chance of freezing weather, all the local news outlets will be reminding residents about the 3 P's: Pets, Plants, and Pipes (bring your Pets inside, cover your plants, and wrap your pipes). That reminder is important, especially when it comes to one of your largest investments, your home. In 2018, winter weather accounted for \$3 Billion in insured losses across the United States.

Water damage from frozen pipes that burst can be a major problem for homeowners in southern states. Surprisingly, ice forming in a pipe does not typically cause a break where the ice blockage occurs. It's not the radial expansion of ice against the wall of the pipe that causes the break, rather it's the increase in water pressure that leads to pipe failure. Following a complete ice blockage in a pipe, continued freezing and expansion inside the pipe causes water pressure to increase downstream, between the ice blockage and a closed faucet at the end. Usually the pipe bursts where little or no ice has formed. Upstream from the ice blockage the water can retreat back to its source, so there is no pressure build-up to cause a break.

Below are some tips that will help homeowners prevent damage from freezing pipes.

- **Let faucets drip slowly to keep water flowing through pipes that are vulnerable to freezing. Ice might still form in the pipes, but the open faucet allows water to escape before pressure builds up enough to burst the pipe. If the dripping stops, it may mean that ice is blocking the pipe. Make sure and keep the faucet open, since the pipe still needs the pressure relief.**
- **Pipes in attics and crawl spaces should be protected with insulation or heat. Pipe insulation is available in fiberglass or foam sleeves. Most hardware stores carry sleeves that provide 1/8 to 5/8 inches of insulation.**
- **Doors on cabinets under bathroom and kitchen sinks should be left open when temperatures dip below freezing to allow for the warmer air to of the room to circulate around the pipes.**
- **Exterior pipes should be drained or enclosed in fiberglass or foam insulation sleeves.**
- **Heating cables and tapes are effective in freeze protection. Select a heating cable with the UL label and built in thermostat that turns the heat on when needed (without the thermostat, the cable has to be plugged in each time and might be forgotten).**
- **Hoses should be removed and stored inside during the winter.**
- **Pipes leading to the exterior should be shut off and drained when temperatures dip below freezing. If these exterior faucets do not have a shut off valve inside the house, have ne installed by a plumber.**

If you open a faucet and no water comes out, don't take any chances and call a plumber. Never try and thaw a frozen pipe with an open flame, as this can damage the pipe. If a water pipe bursts, turn off the water at the main shut-off valve and leave the faucets open until the repairs have been completed. Until next time my friends, be prepared and stay safe.

The Gerloff Company would like to wish you all a Happy and Prosperous New Year!!!

January 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 New Years Day	2	3	4
5	6	7	8 AAFAME Luncheon IFMA Luncheon	9 ACA Luncheon IREM Luncheon	10	11
12	13	14	15 SABOMA Luncheon	16 SAABE Luncheon	17	18
19	20 Martin Luther King Jr Day	21	22	23 IWSA Luncheon	24	25
26	27 TASA Midwinter Conference -Austin	28	29	30	31	

For a Complete List of our Continuing Education Classes visit our websites: www.gerloffinc.com or www.gcirem.com

Events

January 1: New Year's Day
 January 8: AAFAME Luncheon
 January 8: IFMA Luncheon
 January 9: ACA Luncheon
 January 9: IREM Luncheon
 January 15: SABOMA Luncheon
 January 16: SAABE
 January 20: Martin Luther King Jr. Day
 January 23: IWSA Luncheon
 January 26-28: TASA Midwinter Conference Austin

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