



Water, Water Everywhere

As a client of Mountain Home Services, we, at your request, will make sure your home has been winterized by a professional so you do not have to worry about freezing pipes in your home. These are wonderful tips to assist you in any home you own, but don't worry about your home in the mountains 'while you're away'.

Use these tips to help prevent water damage to your home..

- Don't let washing machine hoses damage your home..Washing machine hose failures cause about \$150 million in damage to homes in the United States and Canada each year. To reduce the chances that your hoses will fail, it's a good idea to inspect your washing machine hoses regularly. Washing machine hoses can be purchased at most home repair centers.
- What can you do to reduce the chance of failure?
 - Check washing machine hoses regularly, look for signs of wetness, cracking, etc.
 - Check that hose connections are secure, including the drain hose
 - Consider installing, or having a professional plumber install a single-handled valve that makes it easier to turn off the water supply to your washing machine.
 - Turn off the water supply when you are away for an extended period of time.
- Around Appliances and Fixtures
 - Periodically make sure hose connections are secure on ice makers, disposals, dishwasher and other appliances that use water.
 - Check caulking at joints where walls meet the shower or bathtub, looking for cracks or mold
 - Watch your water heater. Wet spots may be evidence a seal is leaking or the tank itself is deteriorating.
 - Pour a cup of mild bleach solution down air conditioner drain lines periodically to help keep them clear and reduce buildup of molds
- No Frozen Pipes
 - Before the cold kits, insulate pipes in your home's crawl spaces and attic
 - Heat tapes or thermostat controlled heat cables can be used to wrap pipes
 - Seal leaks that allow cold air inside, near where pipes are located. Look for air leaks around electrical wiring, dryer vents and pipes. Use caulk or foam insulation to keep the cold out and the heat in.
 - Disconnect garden hoses and if practical, use an indoor valve to shut off the drain water from pipes leading to outside faucets.
- If Your Pipes Freeze
 - Don't take chances...if you turn on your faucets and nothing comes out, leave the faucets turned on and call a plumber.
 - NEVER try to thaw a pipe with a torch or other open flame. Better to have a frozen pipe than a burned down home.
- Winter and Summer
 - Turn off water supply when you are away for an extended period of time. This will remove pressure from water lines