

REMINDER – IS YOUR HOME READY FOR WINTER?

Is your home ready for winter? Water damage, especially from frozen and broken pipes, is the number one cause of property damage in Cordillera.

Most of Property Owners assume that their heaters will automatically work and all will be well when the temperatures drop. Unfortunately, every winter a few homeowners learn that this is not always the case. At times Cordillera will experience sub-zero temperatures close to -20 degrees! Sub-zero temperatures test the insulation and heating systems in homes. Undetected broken water pipes can cause tens of thousands of gallons of water to go into a home! Below are some reminders and suggestions:

- Fire sprinkler systems should be tested by a qualified contractor annually. Most residential fire systems contain antifreeze because the pipes must be located in exterior walls that are not heated. The antifreeze should be tested to make sure it is rated for the expected low temperatures.
- ALL WATER SYSTEMS, INCLUDING DOMESTIC WATER, FIRE PROTECTION AND LAWN IRRIGATION, MUST HAVE PRESSURE REDUCING VALVES (PRV) AND BACKFLOW PROTECTION DEVICES, TO PROTECT YOUR WATER SYSTEM FROM HIGH WATER PRESSURES. Please report issues of high water pressure to Eagle River Water and Sanitation or Bob Egizi at Cordillera Public Safety (970-569-6261).
- Consider a water detection system. Several companies make water detection systems that send notifications of water leaks and abnormal water flows. Some can turn off the water to your home. Detection devices include sensors for water, low temperature and excess flow of water. Some insurance companies offer incentives for using these systems.
- Consider monitoring the temperature of your home. It is possible to attach temperature sensors to your alarm system. Since the alarm system should already be monitored this is a good way to know if the temperature gets too cold. During winter months Public Safety will treat low temperature alarms as emergencies and make sure the interior of the home is checked as soon as possible after the alarm.
- Start your heating system early to make sure it works. Consider having it tested by a qualified technician.
- Do not set your thermostats too low as you may have areas of the home that are difficult to heat which will be tested during really cold temperatures.
- When sinks or appliances are located on outside walls leave the cabinet doors open so that heat can reach the pipes.
- Have a property manager check your home on a consistent basis, especially when the outside temperatures drop.
- You may contact Bob Egizi at Cordillera Public Safety (970-569-6261) or begizi@cordillerametro.org if you have questions or would like further information.