

NELDAN PROPERTIES, LLC

Preventing Frozen Pipes

Frozen pipes ARE preventable. Therefore, the cost of thawing frozen lines, repairing busted pipes and damages caused by busted pipes WILL BE CHARGED TO THE TENANT.

As the temperatures plummet, there is a potential for frozen pipes even if they are well insulated. This makes it extremely important to run water during these times. Obviously, we can't go to every house and take preventative measures each time the temperature drops. Therefore, tenants are responsible for preventing frozen pipes in their unit. Here are a few helpful tips for making sure pipes don't freeze:

- Let water run (not just drip) from both hot AND cold sides of each faucet, during the day and night when extreme cold temps are present. As the temperature drops, the flow of water should be increased through each faucet.
- Open all cabinet doors where plumbing exists to allow warmer air to circulate. Be sure to move any harmful cleaners and household chemicals out of the reach of children.
- Walk the exterior of the premises and look for openings that allow cold air to enter the structure. If holes are found, seal them with loose insulation, old socks, or towels until the holes can be permanently sealed. Please report any holes so we can permanently seal them on a day when the temperature is safe for us to be out in the elements.
- Ensure foundation vents are closed during cold weather months.
- Keep garage doors closed.

During these extreme cold temperatures, exposure to the elements while repairing frozen water lines is a danger to maintenance workers and can result in frostbite in a short period of time. Therefore, it may be necessary to delay thawing lines and making repairs until temperatures reach safe levels. This can potentially result in your unit not having water for several days.

Heat Pumps

Heat pumps are very efficient, EXCEPT during extremely cold temperatures. Anytime the temperature drops below 25 degrees, a heat pump simply can't keep up. Therefore, anytime it gets below 25 degrees, simply move your thermostat setting from "heat" to "emergency heat". This will ensure that you stay warm. It is also most efficient to pick a temperature and leave it set at the same temperature rather than raising and lowering it for day and night.

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