

# Shamrock Property Management

## **FREEZE WARNING AND PROTOCOLS**

**Tenants are responsible for protecting their units and should take all precautions listed in this memo to avoid incurring being charged for the cost of repairs!**

1. Temperatures below 33 degrees can result in freezing. As freezing water expands, it causes the pressure inside the pipes to increase, and possibly lead to burst pipes. Frozen and broken pipes can lead to a big mess and expense. The following precautions must be taken to avoid this:
  - **DRIP ALL FAUCETS** – Turn on both hot and cold faucets to allow a small trickle of water to run during the night. Pay special attention to faucets near outside walls and hot water lines as they will freeze first.
  - Disconnect all outdoor hoses and drip water from the spigots.
  - Open kitchen and bathroom cabinet doors to allow warmer air to circulate around the plumbing.
  - Keep heat at 55 degrees F, or higher, even when you are out of town.
2. In many areas of town, gas pressure can drop when it turns cold and everyone turns their heat up. This can lead to loss of or reduced heat from gas furnaces as well as issues with gas hot water heaters and appliances. This is a situation that we have no control over. Take precautions now to ensure that you have warm clothes and other necessary items should this result in problems in your residence.
3. Protect plants and landscaping to avoid damage and costly replacement.