

# Realty Insurance Services

## Condo Winter Maintenance



### Avoiding Frozen Pipes

Winter weather and below zero conditions can lead to frozen water pipes. Prolonged freezing could lead to a broken pipe and leaks that could damage the interior of a building. These are a few simple steps to help prevent serious and costly problems.

- ✓ **Maintain a consistent indoor temperature** don't let it drop below 16°C/55°F.
- ✓ **Seal any cracks** that can provide an opening for snow, water or frost.
- ✓ **Allow a small trickle of water** to move through pipes by letting faucets drip during extreme cold since moving water is less likely to freeze.
- ✓ **Know the location** of main water shut-off valves. They can be difficult to find, but look like faucets.
- ✓ **Disconnect exterior hoses** and drain irrigation system.

### Additional tips

- ✓ **Monitor weather forecasts** and upcoming cold spells.
- ✓ **Establish effective lines of communication** with residents to warn them about frozen pipes and steps to protect their property. Provide emergency contact information.

### We're here to help!

Winterization is a vital responsibility for strata and condo corporations to ensure the well-being and comfort of residents, as well as to protect the property from potential damage.

For more loss control information, don't forget to connect with your BFL CANADA representative to keep your insurance portfolio up to date.



#### Learn more

To find out more information about our services, visit: [bflcanada.ca/realty-insurance-services](https://bflcanada.ca/realty-insurance-services)

**Disclaimer:** All information provided by BFL CANADA is advisory in nature. Any such information may not identify or contemplate all unsafe conditions; others may exist.

**BFL CANADA** Risk and Insurance Services Inc.

### BEFORE COLD WEATHER ARRIVES

-  Identify pipes that are at a risk of freezing
-  Insulate exposed pipes
-  Open cabinet doors under sinks on exterior walls
-  Arrange for preventative maintenance visit by a plumber



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