

LEAVE THE HEAT ON!



PROTECT YOUR FACILITY DURING THANKSGIVING BREAK

Freeze claims each year cost hundreds of thousands of dollars. During the winter of 2017-2018, \$3.8 million was paid for water damage resulting from frozen pipes that burst in the FPMA property program. Claims took an average of six days to report.

RISKS DUE TO WINTER PERILS:

- No oversight to the property resulting in damage found later
- Risk of unexpected displacement
- Running out of fuel or the pilot light on the furnace blowing out
- Windows and doors not closed/ functioning properly
- Not performing needed maintenance on heating systems or boilers
- Well-intentioned member turns off the heat to save expenses
- The Facility is not adequately insulated- interior part of the property has better heating than the exterior
- Property premiums increase, because of these claims, which every member helps to pay
- Frozen pipes create breaks in the plumbing system, causing catastrophic water damage once the water thaws

PROTECT YOUR HOME:

- Keep the heat on. Set the thermostat at or above 60 degrees during the winter months
- Conduct daily walkthroughs throughout the house over extended breaks. Make sure the person doing the walk through knows the emergency contacts and how to turn the water off
- Check all windows and door to ensure they are closed tightly
- Hire a professional property management company to help maintain and secure the property
- Turn off and drain the plumbing system
- Make sure you have enough fuel for the winter months
- Consider installing a water detection/heat monitoring system like PipeBurst Pro
- Open the indoor faucets slightly to allow water to trickle. Moving water does not freeze as easily
- Leave the doors to cabinets that contain water lines open; this will allow heat to enter that area

Following these steps will allow you to protect your chapter facility during break periods. Additional resources, including a complete Winter Break Checklist, can be found on our website, www.HolmesMurphyFraternal.com



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