

HOSE BIB WINTERIZATION KEY TO AVOIDING SERIOUS WATER DAMAGE IN THE SPRING

To prevent damage to your home and belongings, all Residents are asked to drain your outside hose bibs during the winter months; otherwise, you run the risk of water freezing in the pipes inside your walls. When the exterior hose bibs are turned on, they will attempt to push water through and past any frozen sections, leading to an inevitable breaking of the pipes and flooding inside your walls. Unfortunately, it seems as if each spring burst pipes and the ensuing repairs inconvenience several Fort Belvoir families. Your hose bibs have been equipped with anti-siphon devices to prevent your pipes from storing – and subsequently freezing – excess water.

Please take the following steps throughout the cold weather months to ensure that your family will not have to bother with these issues:

1. Always disconnect hoses from the exterior hose bib faucets – as you turn off the faucet and water pressure drops, the hose bib will attempt to pull in any water left in the hose. This water can get trapped in your pipes.
2. Should you use your exterior faucets during the winter months (even if we experience a spell of warm weather), make certain to drain the hose bib of any excess water. Your hose bibs have been equipped with yellow tags with the graphic below. It's a simple procedure, that could save everyone time and money in the spring:

IMPORTANT: HOSE BIB MUST BE DRAINED AFTER EACH USE during cold weather or pipes may freeze and burst causing flooding of the home. Hoses should ALWAYS be disconnected after each use during cold weather months.

TO DRAIN: Shut off water and push ring up. This permits hydrant line to drain free of water. Valves should be left in this position during cold temperatures.



3. If you do not expect to use the exterior faucets during the winter months, we advise that you drain the hose bibs and shut off the water line from inside your home. For most units, the valve is located in the Furnace closet. To turn off, pull the red valve down to the horizontal position. Feel free to contact your neighborhood office if you have any questions regarding this process, and we will be happy to come out and assist you.

Thank you and please contact your Community Management Office with any other questions.