



Winter Tips

- Monitor the roof for excessive load caused by ice and snow buildup. 20 pounds per square foot is approximately what the typical roof can bear. This amount is equal to 4' of fresh powder snow, 2' of old compacted snow or 4" of ice.
- Use a snow rake to remove from below or consult a professional for removal.
- When a unit is vacant, monitor heat levels during the winter to avoid frozen plumbing. During extreme cold spells, 60 degrees may not be adequate.
- Check drains, gutters, and downspouts for debris and vegetation.
- Prune trees that hang over the roof to prevent the buildup of leaves that might clog drains.
- Increase insulation above ceilings and around light fixtures and other openings.
- Seal exterior cracks, holes, or gaps along walls, windows, and doors. For cracks and holes, use an expanding foam sealant. For gaps, use waterproof silicone caulk.
- Cover exposed pipes in crawl spaces or attics with pipe insulation. In attics, wrap the fire sprinkler system pipes too.
- Drain any yard sprinkler system.
- Make sure exterior hose bibs have a recessed valve and cover the exposed faucet with an insulating cover.