

# WINTERIZATION



# What is winterization ?

- **Winterization** refers to the process of preparing something for an upcoming winter, protecting whole plumbing system and other apparatus.



# Steps of winterization

## ► 6 steps of Winterization

1. Disconnecting the Water Supply.
2. Draining the System.
3. Preparing to Blow out Plumbing Pipes.
4. Pressure Testing the System.
5. Add Antifreeze to Plumbing Drains.
6. Posting Stickers and Notices.

# Step 1 : Disconnect the Water Supply

- Must attempt to locate the main water shut-off at the curb and make sure the shut-off valve is in the OFF position.





## Step 2 : Draining the System

- Connect a small garden hose to the water heater and then place the other end of the hose either into a floor drain or outside and proceed to drain all water from heater. If the property uses well water, then should drain all holding tanks and disconnect the electric to the well pump, lastly, drain all the toilet tanks and toilet bowls.



## Step 2 : Draining the System





## Step 3 : Blow out Plumbing Pipes

- Sometime water could not blow out properly due to the sediments. In that case, compressor should be use and blow out the water from all water supply lines.



# Water sediments





## Step 4 : Pressure Testing

- Follow the plumbing supply pipes throughout the entire property with the goal of making sure that all of the faucets are in the closed position. Then turn air compressor on and set the pressure at 35 PSI.



## Step 5 : Add Antifreeze

- Pour antifreeze into all toilet bowls and tanks, all kitchen & bathroom sink traps, shower and tub traps, floor drains, and dishwasher drains.



## Step 6 : Posting Stickers and Notices

- Winterization notification stickers are applied to toilets, showers, tubs, water heater, water meter, dishwasher, and all sinks. Notices are posted at the entryways of the home advising anyone entering that the property has been winterized and warning against the use of any plumbing fixtures. It also mandatory to post at HWH and Electric Breaker Box.





# Types of Winterization

- ▀ Winterization can be explained based on 2 major factors (**Heating system & Completion**)
- ❖ Types of Winterization depends on **Heating System**
- ❖ Types of Winterization depends on **Completion**

# Types of Winterization – Heating System

- Winterization are of 2 types based on heating system-
- Dry Heat winterization
- Wet Winterization

## Dry Heat Winterization

Dry Heat means forced hot air heat. Look for furnace or vent registers. If Furnace would be present in the property we can process the winterization as Dry Heat.



# Wet Winterization

➤ Wet winterization are 2 types –

- ❖ **Radiant Heat**: Wet/Radiant means hot water running through the entire system. Look for radiators in the Property .
- ❖ **Steam Heat**: Steam heat means steam running through the system. Look for steam boilers in the Property .



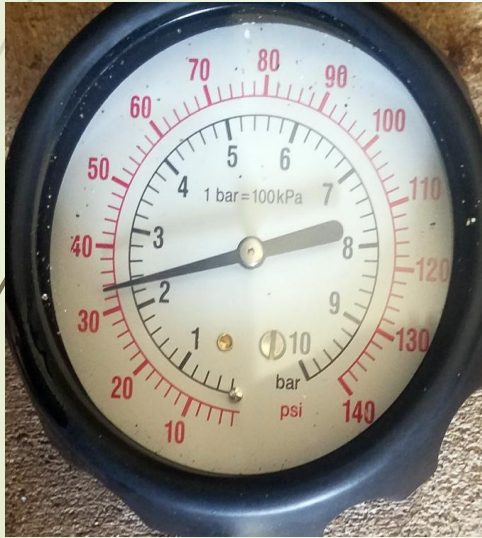


# Types of Winterization– Completion

- ❖ **Full Winterization** : If vendor pressure tests, drains all tanks (whether they have water or not), and completes all the steps involved in a winterization.
- ❖ **Partial Winterization** : If the vendor finds obvious and visible damages to the plumbing system and knows for a fact that it would not hold pressure, consequently a test is never done but antifreeze is poured in the traps to save the existing plumbing and fixtures such as toilets, sinks and tubs. Vendors will be paid half the price of the winterization in these cases.
- ❖ **Refresh Winterization** : If property looks like it was winterization previously (the water is off and all the fixtures have antifreeze in them) so the vendor doesn't pressure test and only pours more antifreeze where needed.
- ❖ **Re-Winterization** : When somebody compromised water in a winterized property then vendor needs to complete the whole winterization steps again and this types of work called Re-Winterization.
- ❖ **De-Winterization** : When the property sales out and if the owner wants to refuse the winterization then it is called De-Winterization.

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## Types of Winterization– Completion

- **Partial winterization (when compromised):** If the vendor finds obvious and visible damages to the plumbing system and knows for a fact that it would not hold pressure, consequently a test is never done but antifreeze is poured in the traps to save the existing plumbing and fixtures such as toilets, sinks and tubs. Vendors will be paid half the price of the winterization in these cases.





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# Types of Winterization– Completion

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**Thank you**