



## Reminder to Close and Drain Your Garden Water Spigot

**First floor unit owners:** Reminder to close off and drain your backyard water spigot and pipe to avoid potential frozen/burst pipes in the wall during cold winter months.

Even though your patio water spigot is a frost-proof model, the structure of the rear wall still allows for the possibility of the water feed pipe freezing and bursting inside the wall.

Since these faucets belong to the first floor unit owners, and are located in each private backyard, it is each unit owner's responsibility to shut down the spigot properly for the winter months.

*Should a spigot pipe freeze and burst in your wall, the damage to your unit and to the building can be extensive, and the entire cost for clean up and repair will fall on the unit owner.*

## How To Close and Drain Rear Water Spigot

1. Disconnect all hoses from your garden spigot outside.
2. Close the spigot pipe shut-off valve\* inside the building by turning the handle perpendicular to the pipe.
3. Open the outdoor spigot to let water in the line begin to drain out.
4. Open the vacuum breaker valve for at least 30 minutes to allow complete draining.
5. Close the garden spigot and leave it closed for the winter.
6. Close the vacuum breaker valve.

*\* Your spigot pipe shut-off valve can be found behind a ceiling panel in the rear of the basement hallway. The panel/valve location can vary for each of the A and B units.*

*See page two of this document for a diagram of pipe and valves involved.*

If you are unsure or need any assistance in completing this process, please contact the property manager George Likokas at [advprop@aol.com](mailto:advprop@aol.com) or (718) 488-9430

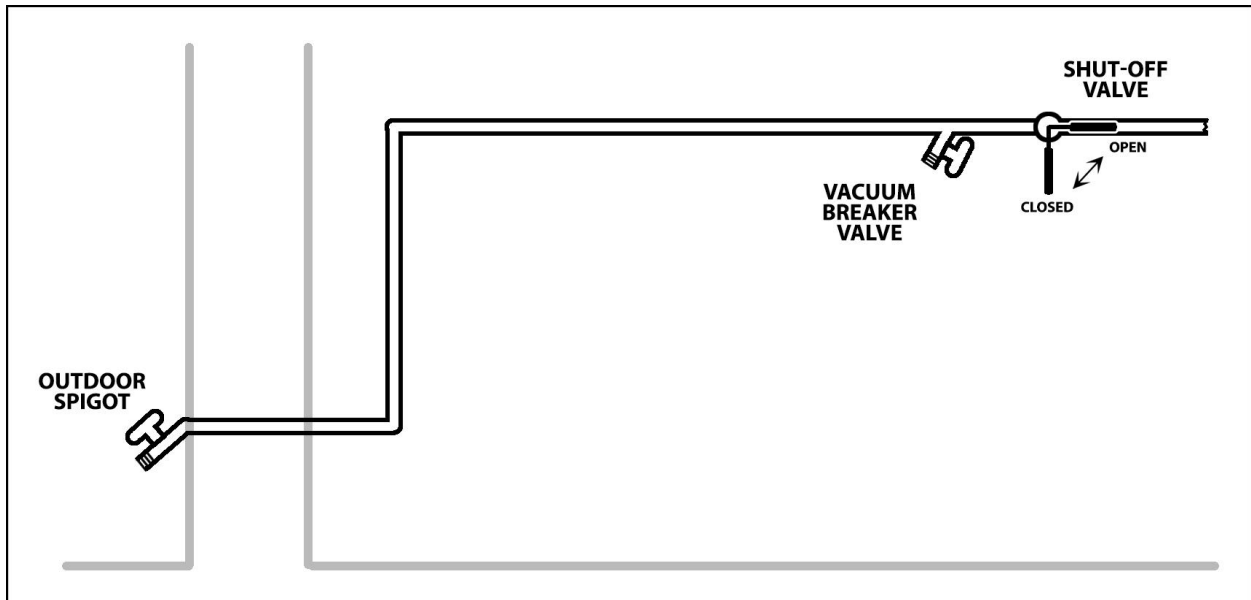


Diagram of garden spigot water supply and valves

**IMPORTANT NOTE:**

Styrofoam caps or insulated socks that can be placed over an exterior faucet **DO NOT WORK** to prevent freezing of water in the pipe. These caps are popular, but essentially useless.

These cap/socks simply cover the exterior faucet with a thinly insulated layer of material. But insulation does not create heat, it merely slows heat loss. Your exterior faucet generates no heat of its own, it's just a cold water faucet -- so there's nothing to insulate.

If an insulated sock is placed over an exterior cold faucet, the hardware underneath will simply become as cold as the outside air temperature. You'll just end up with a frozen faucet inside the cap or sock.