



Broken Pipes

A broken pipe can unleash a surge of water which can create a massive and immediate crisis. It could also trickle out over time and present as a damp area on the ceiling, wall or floor. Sometimes you may not see the water first but you may hear noises, smell unpleasant odors, have higher water bills or find that your water pressure is low or non-existent.

If you suspect a problem with your plumbing system don't ignore it, responsive maintenance can save you time, money and heartache.

If you do see evidence of water the following steps can be taken to begin addressing the situation.

- If the pipe is isolated underneath a sink or related to a particular appliance turn off the valve that supplies the water. If you are uncertain of the source and location of the problem locate the water supply shut-off valve for your house and turn it off.
- If the water leak was unable to be isolated, turn off all sink faucets, toilets and any appliance that uses water like your refrigerator, washing machine or hot water heater. Most appliances should have a valve that you can turn off. Be very observant, if water is near any electrical appliance ensure that the electricity feed is off as well. ***Water and electricity do not mix!***
- Once all of the fixtures and appliances are off contact a plumber to inspect your home and isolate the problem. The plumber may advise that you run both the hot and cold taps to drain the system and flush each toilet once to ensure that the pipes are void of all water.
- If water continues to leak, place buckets under the leak to catch the excess. If it is safe begin mopping up pooled water with towels.
- Remove area rugs from the floor so that they do not stain surfaces that may be able to be dried out and preserved.
- Do not lift tacked down carpet as carpet can shrink after it has become wet. If the water was clean and discovered quickly it may be possible to preserve the carpeting by using a wet-vac to suction up the water and then properly dry the area..
- Move your belongings to a dry area if possible. If you cannot move items either put furniture on blocks or slide aluminum foil under the legs. Do not throw anything away but separate what may be salvageable from what is not.