Winter Prep for Vacant Homes and Frozen Pipe Water Damage Restoration

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RestoPros of Fairfield County, a restoration company based in Brookfield, Connecticut, has released winter-readiness guidance for owners of seasonal and intermittently occupied homes ahead of the cold season. The guidance focuses on preventing frozen and burst pipes in properties where low indoor temperatures can go unnoticed, along with the first steps to take if a pipe fails.

Unoccupied properties carry a different level of risk than homes in daily use. When a vacation home, vacant rental, or house left empty during an extended trip loses heat, water inside the pipes can freeze and build enough pressure to split them. With no one on site, the resulting leak may continue for days before anyone discovers it.

According to the company, prevention starts with keeping the heat on. The American Red Cross recommends keeping the thermostat set no lower than 55 degrees Fahrenheit when a home will be empty during cold weather. Pipes in attics, crawl spaces, garages, and exterior walls are among the most vulnerable, and insulating those lines and sealing nearby drafts can reduce the risk.

Other practical measures include disconnecting garden hoses, draining outdoor faucets, and opening cabinet doors beneath sinks on exterior walls so warmer air can reach the plumbing. Owners planning a long absence may also consider shutting off the main water supply and draining the lines with help from a licensed plumber. At a minimum, knowing where the main shutoff valve is located before winter arrives can save time in an emergency.

Periodic property checks add another layer of protection. A neighbor, family member, or property manager can visit on a regular schedule to confirm the heat is working, look for ceiling stains or signs of leaks, and make sure any sump pump is functioning. These visits matter most after winter storms or power outages, which can interrupt heating systems and, in some cases, cause damage that calls for storm damage cleanup.

?Many of the frozen pipe calls we respond to involve homes where no one was around to notice the temperature drop,? said Zach Lord, Owner of RestoPros of Fairfield County. ?Keeping the heat on and having someone check in regularly can go a long way toward preventing that kind of loss.?

If a pipe does burst, the company advises shutting off the main water valve right away and turning off power to affected areas only if it can be done without standing in water. It also recommends staying out of rooms with sagging ceilings, photographing the damage, notifying the insurance provider, and contacting a licensed plumber to repair the break.

A visible puddle is often only part of the problem. Water from a burst pipe can travel behind drywall, beneath flooring, and into insulation, where it may stay hidden while materials continue to absorb moisture. The U.S. Environmental Protection Agency advises drying water-damaged materials within 24 to 48 hours to help prevent mold growth, which is why the company recommends a prompt assessment even when damage appears minor. Professional water damage restoration typically uses moisture meters and thermal imaging to locate hidden water before drying begins.

RestoPros of Fairfield County is a family-owned, locally operated restoration company founded in 2023. Its team holds IICRC certifications in water, mold, and fire restoration and provides around-the-clock emergency response for residential and commercial properties.

With colder weather approaching, the guidance is intended to help owners of seasonal and vacant properties lower the chance of a frozen pipe and respond quickly if one fails. Taking preventive steps before the first hard freeze can help limit the scope of frozen pipe water damage restoration later in the season.

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For more information about RestoPros of Fairfield County, contact the company here:RestoPros of Fairfield

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RestoPros of Fairfield County

RestoPros of Fairfield County provides expert damage restoration in Brookfield, CT, and nearby areas. Specializing in water, fire, and mold restoration, our 24/7 team delivers fast, reliable service using advanced equipment to restore properties.

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