



VACATION TIPS

Your Own
PERSONAL PLUMBING PROFESSIONAL

When you leave for an extended time it is likely you remember to stop the newspaper and have your mail held or picked up by someone else. But do you ever consider what would happen if you sprung a leak somewhere in your plumbing system? Probably not – unless you have experienced this in the past!

It is a wise idea to shut down your water system before you leave to prevent costly damage from water if a leak should develop. I was lucky the day I had an emergency shut off valve to my dishwasher break – I was home! There was hot water spraying and steaming inside my kitchen cabinet. Fortunately it was discovered fairly quickly and I was able to shut the water off and avoid any major damage. This event could have had an entirely different outcome had we been away on vacation!

Kathy Thaut, Owner

Shutting Down the Water to Your Home

1. Water Heating Devices

- Turn the circuit breaker off to your electric water heater. This will avoid any chance of an element burning out. Elements in an electric water heater must always be covered with water when they are heating. So a preventative practice is to remember when the water is off turn the power to your electric water heater off also.
- If you have a natural gas or propane water heater you can turn the thermostat down to the lowest setting to save on gas and to avoid having to relight the pilot light when you return.
- If you have a recirculating hot water system be sure to unplug the pump so it does not run while the water is turned off.
- If you have an instant hot water machine at your kitchen sink unplug the unit from the power outlet.

2. Close your Main Whole House Emergency Water Shut off valve by putting it in the off position.

- Do you have a whole home emergency water shut off valve? If so, do you know where it is located and if it operates the way it should?
- If you do not have a shut off valve, you do not know where yours is located or you are not sure it works contact At Your Service Plumbing to schedule your own **Personal Plumbing Professional**.



Contact Us!

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3. Open up a faucet on the lowest floor in order to drain the water system.

This is especially true in the winter where extreme weather and power outages can cause water in the lines to freeze.

ANOTHER HINT: for those of you traveling during the winter months is to add potable anti-freeze to your toilet bowls to avoid the water freezing and cracking the toilet during a power outage and no heat!

4. If you have any type of filtration system which runs automatically you will want to be sure it is turned off also. Refer to your owner's manual or call At Your Service Plumbing for assistance.

NOTE: If you have someone watching your home while you are away and therefore not shutting down your water, be sure to leave them the phone number for At Your Service Plumbing (253.448.8178). **We answer our phones 24 hours a day, seven days a week for those needing emergency assistance.**

When You Return

1. Open the whole house emergency water shut off valve back on to the open position.
2. Open the faucet that is as far away from the main shut off valve as possible and let the water run until all the air is entirely out of the line.
 - If you have a single handle faucet open it to the cold side and let it run and then move it to the hot side until the water is flowing freely.
 - If you have a two handle faucet you can open the hot and the cold side at the same time.

Important – Be sure the air is out of both the cold and the hot and the water is flowing freely.



3. Turn the power on to your electric water heater. If you have a gas heater turn the thermostat back up to the “normal” setting.
4. Plug in the pump to the recirculating hot water system after you are sure the hot water line is clear of all air.
5. Plug in your instant hot water machine at your kitchen sink.
6. Turn on your filtration system and be sure the timer is set to the correct time of day.



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