



# Winterize Your Commercial Property...

Taking a few steps to winterize a vacant building will protect your investment and keep it in top condition for showings during the upcoming winter months. Below are a few suggestions to prevent unnecessary damage and costs.

1. Keep your heaters on a low setting. Leaving a heater off can cause pipes to freeze and break. A minimum heating bill will offer peace of mind and a more comfortable environment for potential tenants viewing the property.
2. Service your heaters - twice a year service is a good rule of thumb for vacant buildings. Also, routinely replace furnace filters twice annually - this will save energy and keep bills low.
3. Caulk around pipes where they enter the building.
4. Insulate exposed irrigation system lines.
5. Clean gutters and downspouts to insure proper drainage and less ice build up.
6. Shut off water to outside bibs and faucets at the shut-off valves. Open the outside valve to allow remaining water to drain and detach all water hoses from the hose bibs.
7. If outside temperatures drop extremely low, then all interior water faucets should be left with the water running at a fast drip or a low trickle. This applies to both hot and cold water faucets.
8. Pour anti-freeze into toilets (both the tanks and bowls), urinals and sinks to keep p-traps from freezing.
9. Finally, check the property every week or so if possible. Although you take the necessary steps to winterize, unexpected winter effects can still occur. Frequent visits can help spot a problem early before damage is done.

*Founded by J. Earle Furman in 1986, NAI Earle Furman, LLC is a leading full service commercial real estate brokerage firm specializing in the office, industrial, investment and retail sectors. NAI Earle Furman, LLC offers a wide range of services including sales, leasing, development, site selection, consulting and property management. The NAI Earle Furman Property Management group manages over five million square feet throughout the Carolinas. For more information please visit our website [www.naiearlefurman.com](http://www.naiearlefurman.com).*

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