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How to Keep Mobile Home Water Lines from Freezing

In Michigan, we have some of the coldest winters in the country. When temperatures drop below freezing, manufactured home and mobile home owners can face the costly risk of frozen and burst pipes. One of these risks is frozen and burst pipes caused by the temperature dropping below freezing. Without the benefit of a basement to keep pipes insulated, you have to take extra steps to protect your mobile home water lines.

Reduce airflow underneath your home

When it comes to keeping your mobile home water pipes from freezing, one of the most important things you can do is minimize wind and air movement underneath your home. Before the cold sets in for the winter, it's important to inspect your skirting for any gaps or cracks. Even small openings can allow freezing air into the space under your home where pipes are exposed. When properly installed, skirting will hold in heat from the ground and heat escaping from underneath your mobile home, keeping the space warmer than the surrounding air.

Use heat tape

Heat tape can make all the difference when it comes to protecting your mobile home water lines. It's basically a wire that is wound around exposed pipes and plugged into an electrical source. It is often combined with electrical tape to hold the wire against the side of the pipe. Usually there is a small thermostat that touches the pipe, and when it gets cold enough, the cable heating element is activated to warm the line. If you already use tape on your exposed mobile home water pipes, we recommend testing the heating element before each winter to make sure it is working properly.

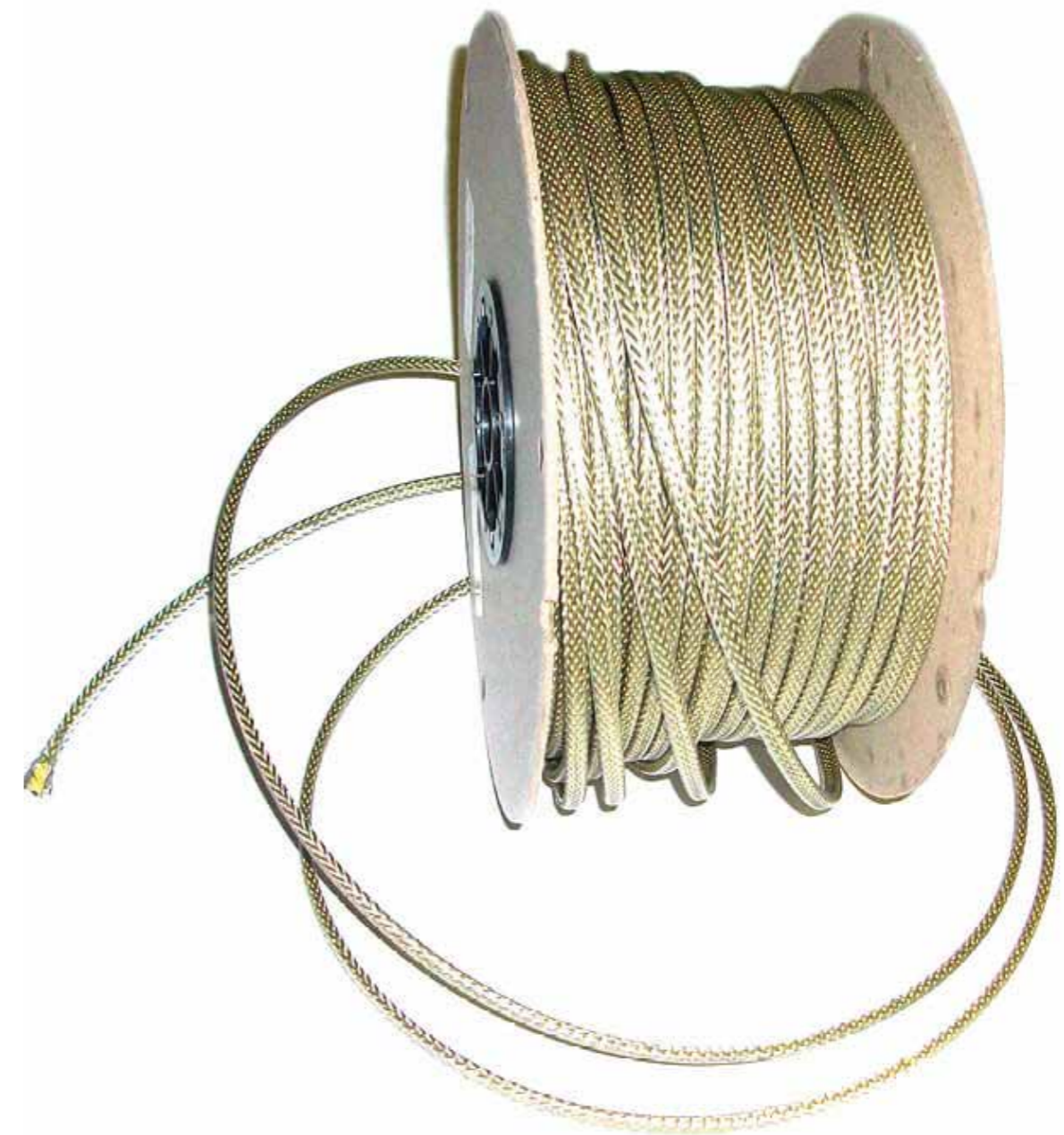
Add extra insulation

In addition to applying heat tape and reducing airflow, another way to keep your mobile home water lines from freezing is by adding extra insulation. It's as simple as buying foam or fiberglass pipe wrap from Capitol Supply and Service and placing it over any exposed piping and water lines. Most types of pipe insulation can also be layered on top of heat tape.

Place water faucets on a drip

On especially freezing nights or during a cold snap, it can be a good idea to keep your faucets on a slight drip or trickle. Even this small movement of water through the lines, combined with the other methods we mentioned, can help you prevent frozen and bursting mobile home water pipes.

The last thing you want are frozen mobile home water lines that can potentially burst and cause serious, costly damage to your home. Contact Capitol Supply and Service for heat tape, pipe wrap, skirting, and more.



Capitol Supply & Service

3431 N Jennings Rd
 Flint, MI 48504
 1-800-482-1125



Hours of operation

Flint Store - Mon thru Fri 7AM-5PM EST

Other Stores - Mon thru Fri 8AM - 5PM
 EST

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