

How to properly winterize a mobile home

Information obtained from: <https://www.mobilehomesell.com/how-to-winterize-a-mobile-home/>

Plumbing

When setting out to winterize a mobile home, this should be one of the biggest areas of concern for any mobile homeowner. Mobile home plumbing is notoriously apt to freeze over during the cold winter months, especially if no one is at home to run the water. Freezing pipes not only interrupt your water supply and lead to a colder home but can also be permanently damaged, forcing you to do an expensive plumbing system repair and replacement.

Prevent freezing pipes

These are longer-term solutions and are fit for when you or someone else is occupying the home throughout winter. Get your tool kit and flashlight ready! This is also a good time to give the underbelly of your home some much-needed attention.

Replace pipes

Plastic or rubber pipes are much more resistant towards freezing water and cheaper to replace if they do get damaged. If you are brave enough, you can start a plumbing overhaul and replace your copper or metal pipes.

Insulate pipes

Insulating pipes might be easier than you expect. First, buy rubber or fiberglass insulation pipe wraps. Simply put these around your pipes and tie them down using cable ties, acrylic, duct tape, or aluminum foil wrap.

Repair your skirting and insulate your crawl space

If you do not have skirting installed, it's about time you invest in it. Check the skirting, skirting vents, and entry places around your home and make sure it's secure and undamaged. Next, replace individual panels or fix them using vinyl or metal sheets, depending on your skirting material. You can also insulate this area with an insulating material or block open spaces with wood or cardboard.

Run water regularly

Running water goes a long way to prevent freezing pipes as still water has the biggest chance of freezing over. While permanently running a faucet is wasteful, try to run a faucet in every part of the house for a short while regularly.

Hose bibs

These are often left unattended but can literally end up bursting. Make sure to run them dry and insulate them by covering them with something.

When in doubt, heat tape!

Heat tapes are another effective way to insulate pipes. However, they might cause a fire hazard. Read the [CPSC guidelines](#) for your safety.

Tips for winterizing vacant mobile homes:

Drain water from the plumbing

These steps are a must-do if your home is standing empty or you are leaving it for a while in winter. Any leftover moisture can freeze, especially if you're not using the plumbing. Of course, it's also a good way to prepare pipes in case you want to work on the plumbing.

1. Shut off the main water valve, the water heater, and water pump.
2. Systematically open every single tap and faucet in the home. This serves the dual purpose of draining water and preventing air bubbles and vacuums that keep water in the system.
3. Blow water out of pipes using an air compressor.
4. Check whether your hot water tank has a floor drain, if not you will need to connect a hose to the valve. Open it and let it run empty.
5. Go to your holding tank and drain all the water. For safety, you can use some anti-freeze on the jet pump casing.
6. Flush all your toilets until the bowls are empty. Again, you can apply anti-freeze as a precaution.