

Spring Reopen

Undo winterization, and find the pipe that split over the winter before it floods something. FixGrid standard: opens after your last spring frost date, due within 2 weeks of it (never before).

PROPERTY

BUILDING / LOCATION

DATE

PERFORMED BY

NEXT DUE

#	Check	OK	FIXED	NEEDS REPAIR	DONE	N/A	NOTES
1	Hose bibs turned back on; check each for a split pipe behind the wall (run it, look and listen inside)	☐	☐	☐			
2	Freeze-map spots checked: exposed pipe, breezeways, exterior closets, crawlspaces. Any split pipe found is noted against that spot	☐	☐	☐			
3	Heat trace switched off where it's on a manual switch				☐	☐	
4	Exterior closet and garage ramp heaters off or set back for the season				☐	☐	
5	Crawlspace vents reopened where the building is set to "close for winter" (moisture and mold)				☐	☐	
6	Vacant units: thermostat moved to the summer setting (72 °F cooling); down units 75 °F				☐		
7	Irrigation spring start-up scheduled (backflow test due with it, if your utility requires)				☐	☐	
8	Gutters and downspouts: flowing, discharging away from the building (quick check)	☐	☐	☐			

☐ If Needs repair:

WHAT TO DO

A split pipe found in spring: shut it off, open a ticket, and add the spot to next winter's freeze map if it isn't there.

INITIALS

SUPERVISOR REVIEW

DATE

