

Dear Property Management Companies,

Winter is fast approaching and it's time to get your sprinkler systems winterized for your Customers.

Why do I need my sprinklers blown out?

Sprinkler pipes, filters, and backflow assemblies are at risk of freezing and breaking when temperatures drop below 32 degrees Fahrenheit. Immediate damage can occur to exposed pipes and sprinkler apparatus with the first freeze of winter. Further damage can result as extended freezing temperatures cause the soil to freeze at the same depth as the underground pipes. Frozen water expands and can damage pipes, valves, filters and sprinkler heads. A sprinkler blow out is a wise investment to prevent costly damage and lost time in repairs.



Sprinklers Blown Out of Idaho, LLC can provide this needed service to your properties at the following rates:

- 1-50 Homes = \$25.00 per property***
- 51-100 Homes = \$23.00 per property***
- 101-150 Homes = \$21.00 per property***
- 150+ Homes = \$20.00 per property***

Q: What does the Technician do when he comes to my properties to blow out the sprinklers?

A: Your technician will first come to the front door to let the tenant know they will be starting work on winterizing your sprinkler system. The tenant does not have to be home for our technician to blow out your sprinkler system. Most shut off valves are located in the backyard, so he will need a clear path from either side of the house. The technician will pull a large hose connected to his compressor that he will connect to your sprinkler system to complete the sprinkler blow out.

1. The technician will turn off all your sprinkler water (valve sometimes located below ground) to prevent water from entering the system after he completes the blow out. This valve must stay shut until you are ready to turn your water back on in the spring. See our start up special on our website www.mysprinklersblownout.com if you would like us to come back and turn on your sprinkler water back on in the spring or call our office at 208-453-2022.
2. Next the technician will manually open up your sprinkler valves at the valve boxes and provide compressed air to blow out the water from your sprinkler pipes. The technician does not need access to your customers sprinkler control box in your garage. We recommend you turn the sprinkler controller to "off" or the "rain" setting until spring.

3. If the sprinkler system has a filter on it, if needed the end cap is removed and water is blown out to prevent damage to the filter and filter assembly. If there is any boiler valves (spigot) connected to your sprinkler systems, we will open and ensure they are blown out also. If possible, please inform us of all spigots on the property that maybe not visible and difficult to find.
4. After all water is removed from the sprinkler system, the filter, spigots, and all valves are closed and the filter and filter end cap is put back on. Our goal is to have the system winterized and ready to be turned back on in the spring without having us return.

******One exception to step 4 is backflow assembly systems. To properly winterize these systems, the test cocks, bleed valves are left open and the ball valves turned at a 45 degree angle. This helps evaporate water out of this assembly and prevents water from freezing and cracking the sensitive brass piping. Also, the below ground drain valve is also left open and MUST be closed before turning back on water in the spring to avoid potential flooding. If you are not sure how to properly turn back on your backflow assembly irrigation system, please sign up for our spring start up service at our website at www.mysprinklersblownout.com or call our office at 208-453-2022.***

Q: Does the technician need access to the sprinkler system control box in the garage?

No. We open the sprinkler valves at the valve boxes located in the yard. On rare occasions if we cannot manually get the valves to open properly at the valve box, we will ask if we can gain access to the control box and turn the valves on using the electronic controller.

Q: Does the tenant need to be home when the technician performs the sprinkler blow out?

A: No. The technician only needs access to the tenants sprinkler water turn off valve and valve boxes. One exception is if the tenant has dogs. They will need to be locked up in a kennel or in the house during the sprinkler blow out process to avoid running out an open gate and for the safety of the technician.

Q: How do my properties get their water back on in the spring?

A: Our goal is to properly winterize the sprinkler system and whenever possible leave it so the property manager or tenant can turn back on their water on their own. Some exceptions may apply based on the design of the sprinkler system. Backflow assemblies and in some cases underground valves may need to be closed or opened before turning back on the water. If you are not sure how to properly get water flowing again, sign up for our sprinkler start up service at www.mysprinklersblownout.com or give us a call in the spring at 208-453-2022. We will gladly come and turn back on the water, check and adjust all sprinkler heads. A quote can be provided for services needed. If there is extensive redesign or replacement work required, we may refer you to another affiliated company. We guarantee our work if we performed the sprinkler blow prior to the first winter freeze.

Q: How much does it cost and how do I get my properties scheduled?

A: Call 208-453-2022 to begin the process and schedule your customers We will ask that you print off and sign the Service Agreement Letter for Property Management Companies found on our website at www.mysprinkersblownout.com under Printable Forms.

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1-50 Homes = \$25.00 per property

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101-150 Homes = \$21.00 per property

150+ Homes = \$20.00 per property

Q: How can I pay for my sprinkler blow out?

Payment arrangements can be made through our office by calling 208-453-2022. We gladly accept cash, check, paypal, credit or debit cards. Please make checks out to: **Sprinklers Blown Out**

David Meine
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208-453-2022
www.mysprinkersblownout.com