

ALLIANZ COMMERCIAL

# Prevent, mitigate and manage water

**Small leaks can severely damage offices, homes, condominiums, manufacturing, warehouse and retail spaces**

Preventive Maintenance and Inspection Protocols are your keys to success in preventing water damage to your facility.

1. Survey the building envelope (exterior) for potential leaks. Inspect the outside of your facility on a regularly scheduled basis:
  - Seal wall, roof and ceiling penetrations with fire-resistant and watertight materials
  - Review downspouts/leader pipes to ensure that they are extended away from buildings
  - Deploy sump pumps at points of water ingress or collection.
  
2. Regularly inspect:
  - Connections of dissimilar metals for corrosion
  - Water pumps for excessive vibration
  - Water heaters for signs of corrosion
  - Exercise domestic water control valves – Annually
  - Test Sump Pumps – Quarterly
  - Check and clear if necessary HVAC condensate drains - Monthly
  - Check and clear if necessary roof drains – Monthly.
  
3. Be sure to:
  - Label sprinkler control valves to identify the area controlled
  - Provide labeling to indicate a warning to avoid contact with sprinklers
  - Enhance your monitored alarm system with water detection and flow devices
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