



Plumbing Maintenance

Risk Alert July 2018

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Large property claims can result from rusted bolts and corrosion causing pressurized and non-pressurized water lines to fail. To help minimize the frequency of this type of claim, we are making the following risk management recommendations:

1. Schedule and perform visual inspections of water main lines, fire suppression water main lines, main drain lines, exposed plumbing in cabinets, and any other water lines that are not regularly seen or exposed.
 - a. In visual inspections, look for: high levels of rust and corrosion, pipes or bolts connecting pipes, cracks or leaks in pipes, loose or stressed connections, and other potentially hazardous conditions.
 - b. At a minimum, inspect: crawl spaces or utility tunnels, plumbing under sinks in cabinets, fire suppression rooms, boiler rooms, and areas in drop ceilings containing plumbing.
2. Document findings and the locations of damaged and corroded piping.
3. Consult with a licensed plumber for an estimate to repair or replace any damaged areas and create a suitable budget plan to make necessary repairs.

Extensive water damage can be extremely devastating to an operation's efficiency and costly to repair. Prevention through regular maintenance and inspection of water systems are an extremely worthwhile investment for every entity.



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