

Proactive Protection: The Commercial Property Manager's Guide to Drain Maintenance

THE VALUE OF PREVENTION: Avoiding the Cost of Neglect



Emergency Repairs Exceed Routine Costs
After-hours calls and water damage restoration costs far outweigh scheduled maintenance fees.

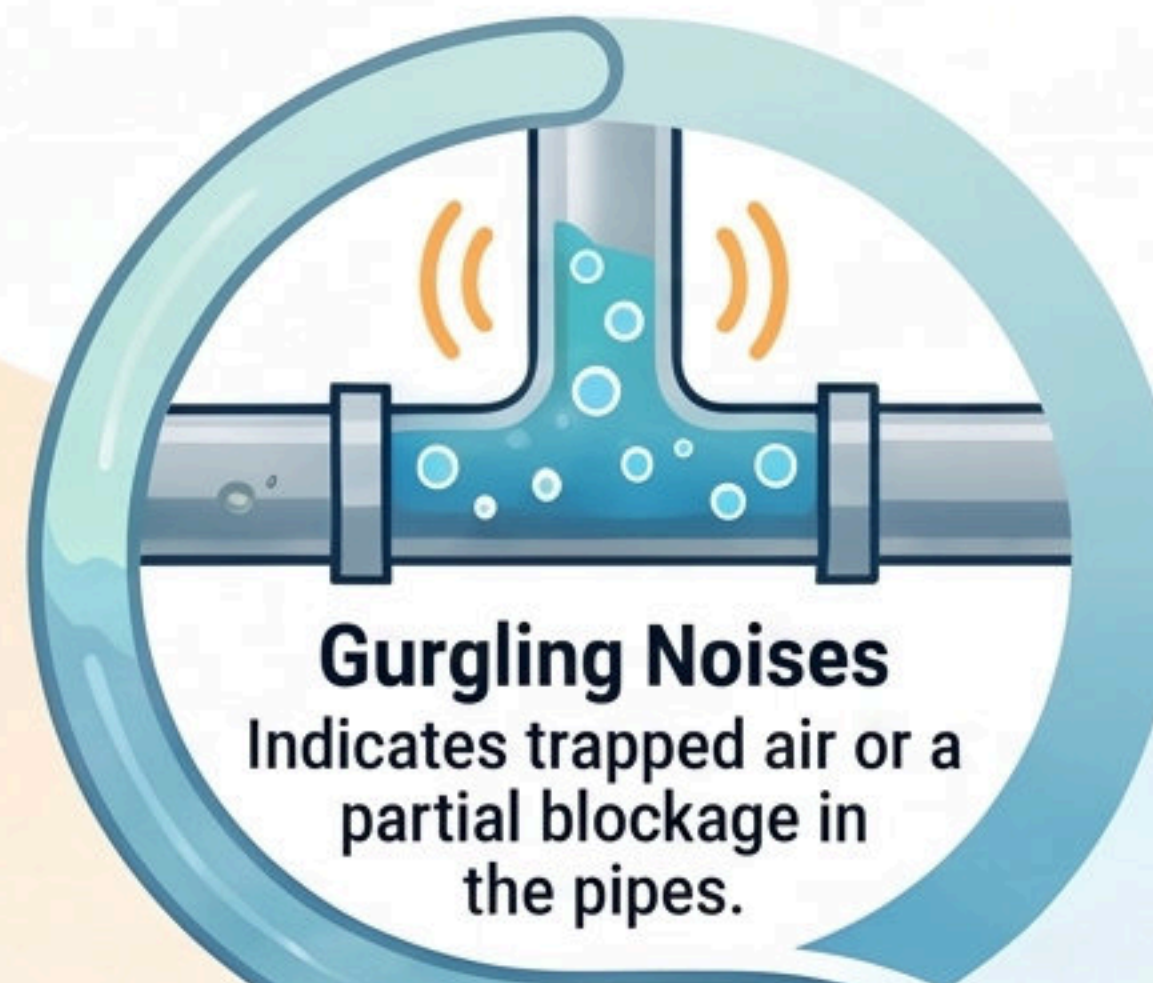


Reliability Protects Tenant Retention
Recurring plumbing issues are a top reason tenants leave at lease end.

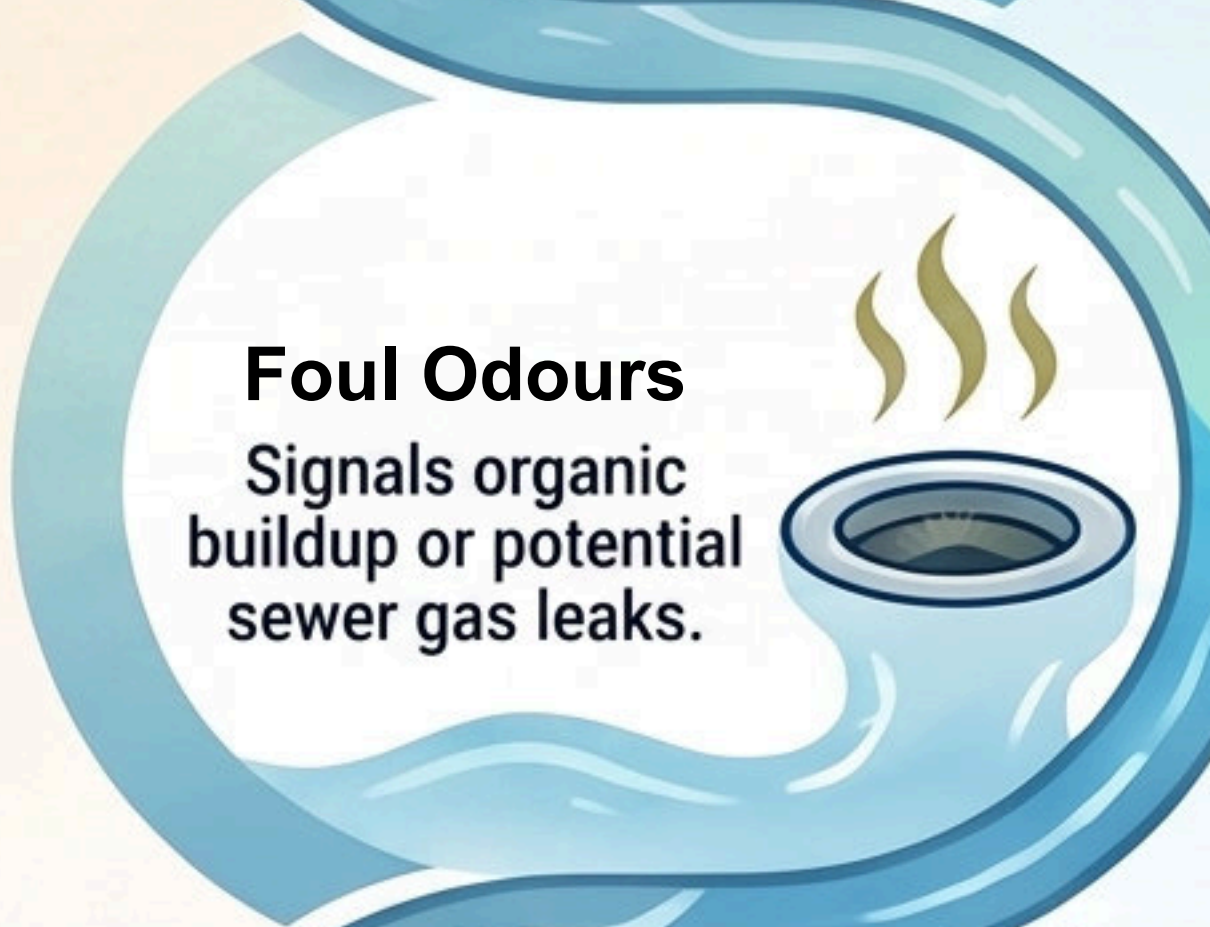


Compliance and Insurance Protection
Regular maintenance ensures local code compliance and simplifies insurance claim approvals.

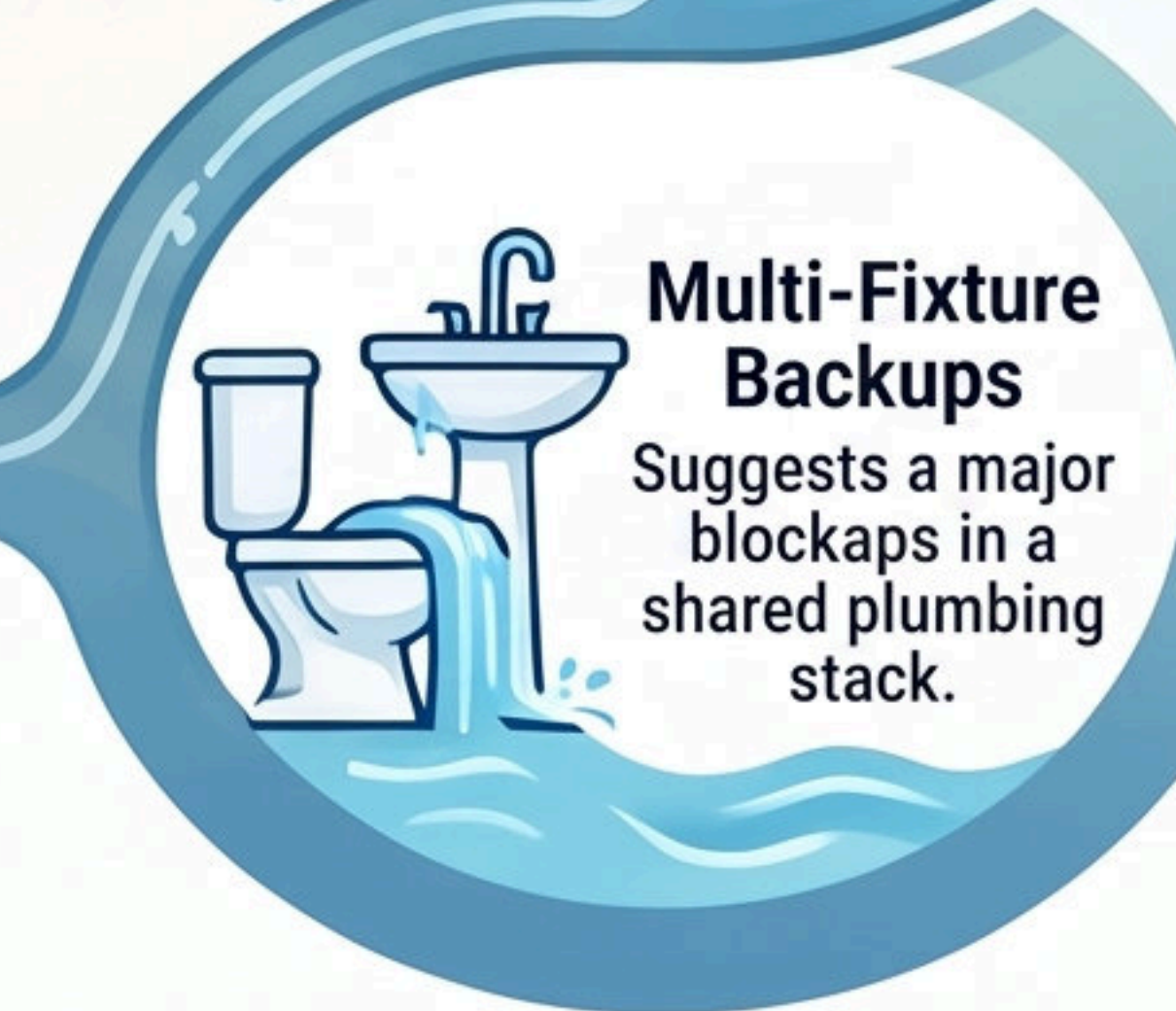
EARLY WARNING SIGNS: Listen to Your Building



Gurgling Noises
Indicates trapped air or a partial blockage in the pipes.



Foul Odours
Signals organic buildup or potential sewer gas leaks.



Multi-Fixture Backups
Suggests a major blockage in a shared plumbing stack.

THE MAINTENANCE ROADMAP: A Proactive Cycle



Monthly: Visual & Surface Checks
Inspect high-use drains and clean strainers to prevent immediate surface clogs.



Quarterly: Deep Cleaning & Grease
Perform hydro jetting and grease trap pumping to clear hidden buildup.



Annual: Full Infrastructure Audit
Conduct camera inspections of main sewer lines to identify structural cracks or roots.