

LESSONS LEARNED FROM LOSSES

MONTHLY NEWSLETTER - JULY 2022

FLOOR DRAINS



- REGULAR MAINTENANCE AND ATTENTION CAN PREVENT A CLOGGED DRAIN
- MAINTAIN THE P-TRAP BY PERIODICALLY POURING PLAIN OR SLIGHTLY SOAPY WATER INTO THE DRAIN. THESE TRAPS ARE MEANT TO HOLD WATER AND TAKE SEVERAL WEEKS FOR THE WATER TO EVAPORATE.
- AVOID SWEEPING DEBRIS OR DISPENSING DIRTY MOP WATER DOWN THE DRAIN
- ON A MONTHLY BASIS FLUSH DRAINS WITH HOT WATER.
- YEARLY TREATMENTS WITH A HOT WATER/BAKING SODA/VINEGAR SOLUTION
- HIRE A PROFESSIONAL TO CLEAN THE DRAINS IF THE WATER IS NOT DRAINING QUICKLY OR PROPERLY

- THIS LOSS INVOLVES A WATER MAIN BREAK THAT CAUSED A DROP IN WATER PRESSURE THAT CAUSED A MALFUNCTION IN 2 AUTO-FLUSH UNITS IN THE BATHROOM ALLOWING THEM TO STAY IN THE FLUSH POSITION. WHEN THE WATER MAIN WAS FIXED AND THE WATER TURNED BACK ON, THE WATER OVERFLOWED FROM THESE FIXTURES ONTO THE FLOOR OF THE BATHROOMS IN 2 DIFFERENT BUILDINGS. THE FLOOR DRAINS IN BOTH BATHROOMS WERE CLOGGED LEADING TO A LARGE PORTION OF THE DAMAGES OCCURRING. THE TOTAL COSTS IN THIS CLAIM ARE OVER \$400,000