



# WATER DAMAGE

## Key Facts

Take a look at some of the key facts we've included below to get started.

Looking for more information on how to protect your building from water damage?

Find it by visiting our Knowledge Centre:  
You Tube at [www.YouTube.com/TheDominionINS](http://www.YouTube.com/TheDominionINS)  
Website: [thedominion.ca](http://thedominion.ca)

Here's what's available:

### Knowledge

How You Can Prevent Water Damage  
Snow Load | How to Protect Your Building  
Ice Damming | Knowledge and Prevention  
Leak Detection Systems | Hardware That Can Help

### Tools

Water Damage Control Checklist  
Water Damage Incident Report  
Water Damage Maintenance Log

## What HVAC equipment in your building can cause water damage?

- Boilers ○Chillers ○Refrigerant lines
- Heaters ○Air handlers ○Hot water tanks
- Evaporators ○Condensate drains ○Pumps

Sudden storms, snow and floods are the most common weather elements that will cause water damage to YOUR building.

Severe weather patterns in Canada are on the rise; with this comes the increased chance your building may be a victim of **interior and exterior water damage.**

Many buildings suffer damage or total roof collapse because of snow loading on the roof of their building.

**Heads up!** Cleaning debris from your eavestroughs and keeping an eye on soil moisture levels around your building are quick tips to keep your building safe.

Buildings with fire sprinklers experience **85% LESS** water damage than buildings without!

**HIRE INSURED CONTRACTORS** to remove snow and ice from your roof on a regular basis.

**Spring Cleaning!** Have your sump system checked, tested and cleaned each spring.

## ROOF MAINTENANCE

Have your roof inspected seasonally for missing or broken shingles and dry or cracked caulking around flashing and on flat roof membrane and no aggregate missing from tar and gravel roofs. Being pro active in quickly fixing deficiencies will lessen the chance of water damage to your building.

Learn how to protect your business by visiting [www.YouTube.com/TheDominionINS](http://www.YouTube.com/TheDominionINS)





# WATER DAMAGE

## TIPS FOR TOILETS What you and your tenants can do!

Listen and look for running water. Test out your flush handle to see if it's sticks in the flush position. Use dye drops or dye tablets to locate tank leaks. Bend the float arm to at least one-half inch below the top of the overflow tube. Replace the overflow tube if it has holes below the water level.

## FLOOD PROOFING

### 3 devices you should consider:

- **A backwater or non-return valve.**  
This device will automatically close if there is a sewage back-up due to the main sewer line being overloaded.
- **A sump pit drainage system.**  
The sump pit, which is set into the basement floor will collect water from the weeping tiles in the building and push the excess water outside or to a better location.
- **Permanent or removable flood barriers.**  
These can be used in areas prone to flooding. Custom water tight doors, hatches and barriers to prevent flood waters from penetrating your building.

## 4 signs of possible sewage back-up:

- sewage odors
- wet areas on the property
- slow fixture drains
- gurgling drain noises

Blocked or cracked pipes are the most common causes of sewer back-up.

## Faucet and fixture facts.

Easy steps you can take to prevent water damage!

- Replace worn gaskets, washers, washer-less faucets.
- Ensure water mains are clearly marked and the shut off valve is in working order.
- Take special cold weather precautions by disconnecting outside faucets in the winter; this will reduce the chance of freezing.
- Insulate all the water pipes that are exposed to freezing temperatures or drafts.

## PREVENTATIVE MAINTENANCE!

Clear any debris from roof drains, eavestroughs and downspouts so they are able to handle melting snow and runoff.

## WATCH YOUR WATER BILL

If you see unexpected increases in your water bill, you might have a leak on your hands.

Learn how to protect your business by visiting [www.YouTube.com/TheDominionINS](http://www.YouTube.com/TheDominionINS)

