

BFL CANADA

Realty Insurance Services

Water Damage Prevention



Water damage accounts for approximately 60% of all condominium insurance claims. Over the last decade, water damage to strata, condominium and apartment buildings has increased dramatically.

TOP 10 MOST COMMON WATER RELATED DAMAGES

1. Unit occupant leaves window/door open during cold temperatures leading to frozen and burst pipes.
2. Fridge line to water dispenser/dishwasher line failures.
3. Flooding as a result of aging city underground water mains (bursting and back-ups).
4. Pipes bursting due to faulty workmanship of plumbing/lack of insulation.
5. Sprinkler heads (accidental discharge due to human error).
6. Accumulation of snow on roof melts and leaks into units (bad roof).
7. Failure of recirculation lines causing resulting water damage.
8. Hoses to washing machine deteriorate and break.
9. Overflowing toilets and bathtubs.
10. Sewer back-up.



WHAT SHOULD YOU DO IF YOU HAVE WATER DAMAGE?

Stop the water - shut off the water supply to stop further damage.

Safety - depending on the circumstances you may have to turn off the electricity, but only if safely accessible.

Prevent damage to your possessions - move furniture, electronics and wood, paper or fabric items out of the path of the water.

Contact your property manager as soon as possible - your property manager will send out emergency contractors for clean-up and the drying process.

Allow a contractor or adjuster inside - provide access for a contractor and/or adjuster to enter your unit to assess the damages.

Allow a contractor inside - provide access to contractors to facilitate repairs.

THE IMPORTANCE OF WATER DAMAGE PREVENTION

Maintenance and prevention can reduce the following effects of water damage claims:

- Insurance rate increases affecting the building operating cost
- Increased water damage deductibles (\$10,000 is becoming a standard)
- Water damage affects the overall longevity of a building
- Resale value of units in buildings that have a history of claims
- Negative effect on unit owner moral (damage to contents & living disruption)
- Depletion of operating funds and reserve due to increased premiums and deductibles
- Reduced capacity in the insurance market

PREVENT WATER DAMAGE

What Boards and Owners can do



Sewer systems can become plugged causing a reduction in treatment. If drains are slow backing up or there is an unpleasant sewage odour, consult a professional as soon as signs are noticed to help prevent major problems.



Check the condition of all water seals and caulking in your kitchen and bathroom such as bathtub, faucets, showerhead, toilet, and dishwasher. Leaks around these fixtures can result in water damage to floors, walls and fixtures. Replace caulking seal as necessary.



Check caulking around doors, windows, or other wall penetrations such as plumbing and air conditioning units. If the caulking has deteriorated (not a solid line) replace it.



Know where shut off valves are for all major sources of water in your unit such as toilets and sinks. In an emergency, shut off valves allow you to turn off the water supply, thus minimizing the risk of water damage.



Replace rubber hoses to washing machines every five years. Rubber hoses tend to deteriorate so it is recommended that newer reinforced and braided hoses are used as they are more durable. Reinforced braided hoses should be replaced every fifteen years.



Visually inspect pipes and fixtures around your unit for rust or corrosion. If rust or corrosion is identified you should call a professional.



Check individual unit hot water tanks are placed in a drain pan with provisions for the safety valve line to drain without causing damage.



Holidays – Turn off all the water at the main valve before you leave for a vacation. Arrange for a reliable relative or friend to check your unit to ensure the furnace hasn't shut off, which could cause the plumbing pipes to burst.



Check eavestroughs for debris or blockage. Ensure regular cleaning and maintenance procedures are in place.

Our team understands the risks faced by Strata and Condo Corporations.

ABOUT THE BFL CANADA REALTY INSURANCE SERVICES TEAM

Our team of over 150+ real estate specialists works collaboratively with you to develop a cohesive, sustainable, long term risk management plan. We are here to guide your annual insurance and risk management solutions to provide you with complete peace of mind.

To find out more information about our people and our services, please visit bflrealestate.ca

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