

Spring Maintenance Recommendations for Commercial Buildings

While spring can be a beautiful season of new growth, it can also be messy as snow melts and salt marks mar floors and walkways.

Once the snow has melted, it's time to clean and perform maintenance tasks to prepare for the change in season. The following tips will help reinvigorate any commercial property and ensure it is ready for the warmer weather ahead.

- **Test the repair irrigation systems.** Irrigation systems are critical for maintaining a healthy landscape, so it's important to ensure they work properly. In addition, the building's foundation can suffer from heat-related damage. This can be prevented by watering the foundation around the building.
- **Check HVAC (heating, ventilating and air conditioning) condensers.** Check the freon level on the building's HVAC condenser to ensure the unit isn't struggling to keep the air cool.
- **Inspect the roof.** Check for roof damage. Look for loose shingles or even holes—anything that could cause water to leak inside the building.
- **Clean gutters and downspouts.** These can easily become clogged with leaves or debris and lead to water damage from water dripping and flowing in the building's foundation, compromising its stability.
- **Examine the exterior.** Go outside and fix any foundation cracks and chipped paint on doors and windows. Clean the exterior of the building of any mould, mildew or moisture discolourations. Finally, make sure the landscaping is in good condition and that nothing harmful is growing on the building's exterior.
- **Watch for pests.** Look for ants, cockroaches and other destructive insects. Consider spraying pesticides to prevent any pests from entering the building.
- **Clean away salt residue.** Give floors and other salt-coated areas a deep clean.

Proper building maintenance is essential. By staying on top of regular upkeep, unforeseen repairs and associated expenses can be avoided. For more commercial property guidance, contact Lloyd Sadd Insurance Brokers Ltd.

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