

Preventive Maintenance of Facilities

The Benefits of Preventive Maintenance

Able provides solutions to over one billion sq. ft. of real estate. We are 'Service at Work.'

Preventive maintenance is an important part of facilities management. The goal of a successful preventive maintenance program is to establish consistent practices designed to improve the performance and safety of the equipment at your property.

Moreover, the planned maintenance of equipment will help to improve equipment life and avoid any unplanned maintenance activity. A successful preventive maintenance program is dependent on the cooperation of all the parties involved. Engineering managers must rely on the knowledge, ideas, and contributions of all the maintenance personnel at the property.

Unfortunately, the implementation of a preventive maintenance program can be time consuming and costly. This creates constant debate as to whether a preventive maintenance program is worth installing. Will all the man hours and money invested in the program outweigh emergency repairs? From our years of experience, we believe that when the program is properly operated the benefits exceed the costs.

Here are other important benefits of a properly operated preventive maintenance program:

- Equipment downtime is decreased and the number of major repairs are reduced
- Better conservation of assets and increased life expectancy of assets, thereby eliminating premature replacement of machinery and equipment
- Reduced overtime costs and more economical use of maintenance workers due to working on a scheduled basis instead of a crash basis to repair breakdowns
- Timely, routine repairs circumvent fewer large-scale repairs
- Improved safety and quality conditions for everyone

Preventive Healthcare

WHY USE PREVENTIVE CARE?

Preventive care is important because it helps you stay healthy and access prompt treatment when necessary, and it can also help reduce your overall medical expenses.

- ***Stay healthier and get more effective treatment*** – Many types of screenings and tests can catch a disease before it starts. Starting treatment or lifestyle changes before a disease starts or while it is still in its early stages will help you stay healthier or recover more quickly.
- ***Pay less for medical expenses*** – Preventive care saves you money in two ways. First, preventive care helps lower the long-term cost of managing disease because it helps catch problems in the early stages when most diseases are more readily treatable.

Second, many preventive services are now covered in full by insurance due to the Affordable Care Act (ACA), which means they are free for you if you have health insurance. When preventive care services are combined with a lifestyle that is focused on wellness, significant savings can be realized. The Trust for America's Health predicts that there is a return of \$5.60 for every \$1 spent on proven preventive care strategies in America.

Ultimately, preventive care provides the benefit of saving lives and improving the quality of your health for years to come.

The U.S. Department of Health and Human Services has provided lists of preventive services that must be covered by most health insurance plans. Lists are available for adults, women and children, as covered services depend on age and gender.

Visit www.hhs.gov/healthcare/facts/factsheets/2010/07/preventive-services-list.html for the lists of covered preventive care services.

Preventive Care for Plumbing

Out of Sight, Out of Mind

A large portion of plumbing systems operate behind the scenes, between the walls, inside of drains, and under the floors, so it can be incredibly difficult to detect a problem. While walking around with a toilet maintenance checklist doesn't quite make for a fun Saturday morning, it's important to do on occasion.

These checkups may allow your customers to detect a leak they never would have noticed otherwise, and can save them money on their water bill. The numbers speak for themselves: fixing an easily corrected household water leak can save homeowners about 10 percent on their monthly bill. Those recurring savings will be more than enough to justify the price of your quick service call!

The Cost of Preventative Maintenance vs. Reactive Maintenance



Clogged Drain: \$100 - \$300 vs. \$2,000 - \$12,000



Leaky Toilet: \$150 vs. \$350 - \$900



Broken Water Heater: \$100 - \$350 vs. \$1,000 - \$3,600



Low water Pressure: \$150 - \$250 vs. \$1,700 - \$3,200

Source: Angie's List

Spend Time Now, Save Time Later!

Unless you can somehow inspire a mini-scavenger hunt game and get your customer onboard with checking the items off their plumbing inspection list, chances are that a preventative maintenance program is not something they'll want to spend their valuable time on... but they might if you can show them how much time and money they can potentially save themselves.

Adding one more chore to their weekly or monthly household to-do list might seem like a drag, but these preventative measures could help homeowners prevent future catastrophes like a burst pipe due to a buildup of water pressure. Extreme failures and the resulting floods

could lead to a pretty long stay in an Airbnb, especially if mold becomes a problem. Yikes.

The Cringe-Worthy Cost of Reactive Maintenance

If your homeowner values time, then they'll understand that *your time* is a valuable resource, too. The fact of the matter is that emergency repairs demand immediate attention and they take way longer to complete. Whether or not you charge by the hour, that's going to result in a much more expensive bill for your customer.

It doesn't take a rocket scientist to understand that the cost of a repairing slowly-leaking toilet will be significantly friendlier on the wallet than it would cost to a geyser the size of Yosemite. You don't want to be overly dramatic when teaching your customer about theoretical catastrophes, but throwing out some cold, hard numbers might help them realize why preventative maintenance is important.

Preventive Maintenance for Home

2. Check for Leaks and Fix Them

Why it matters: Water does more damage to houses than anything else, since persistent **Leaks** lead to mold and mildew, rot, and even termites and carpenter ants (they like chewing soggy wood since it's soft). Yet if you fix a leak soon after it starts, there may be no long-term damage at all.

What you need to do: Inside, keep your eyes open for dark spots under pipes inside sink cabinets, stains on ceilings, toilets that rock, and of course drips. At least once a year, **inspect the roof**. If you find leaks, fix them immediately. Otherwise, call in a plumber.

Maintenance cost: Negligible for a simple fix, such as a new washer. A visit from a plumber might set you back \$250; a roof repair, a few hundred dollars to \$1,000.

Worst case if you put it off: Drips ruin the cabinet under the kitchen sink, and run down into the floor sheathing and joists underneath, so you need a structural repair, plus new cabinets and new kitchen flooring. Or the roof rots, so you need a new roof and repairs to rooms directly beneath.

