

MAINTENANCE

In most cases, once a building is occupied, building owners and property managers may not realize the damage that can occur on exterior wall components if the façade is not properly and proactively maintained.

Their focus is mostly on tenant satisfaction, so leak stains are 'painted over, ceiling tiles and floor coverings are replaced and the window cleaner, whose daily work is really only washing frames, is prompting eagerly to place some random type of sealant over the presumed water entry point in the facade, in other words, the urgent needs of the esteemed tenant is tackled without first properly determine the cause and effect.

Only developing of mold, warping of sidings or pieces of stone panels, brick veneer or chunks of prefabricated elements fall of the building, leads into action. Then it is generally considered necessary to evaluate the problem and to provide an adequate maintenance program.

And if the required repairs go too long without a proper remedy, the repair costs can dramatically increase, resulting in a tremendous burden for the owner, the management and the tenants.

To avoid the maintenance budget gets out of control we therefore recommend to establish an adequate maintenance program, to prepare an adequate budget and to ensure that the actions described herein to be followed directly at completion of the cladding.

After all, 'prevention is better than cure' indeed.