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# DRAINS 101 FOR MULTI- FAMILY MAINTENANCE

Prevent, Diagnose, and Save Thousands



# EDCON EAST

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# INTRODUCTION

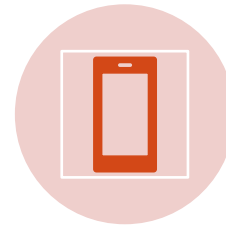
# SEMINAR OBJECTIVES



- UNDERSTAND  
HOW DRAIN  
SYSTEMS WORK



- IDENTIFY ISSUES  
EARLY



- KNOW WHEN TO  
DIY VS CALL A PRO



- AVOID COSTLY  
MISTAKES



# BRANCH LINES VS MAIN LINES

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## Branch Lines

Serve individual units  
Toilets, sinks, showers



## Main Line

Carries waste from the  
entire building  
Connects to city sewer



## Key Difference:

Branch issue = 1 unit  
Main line issue =  
multiple units

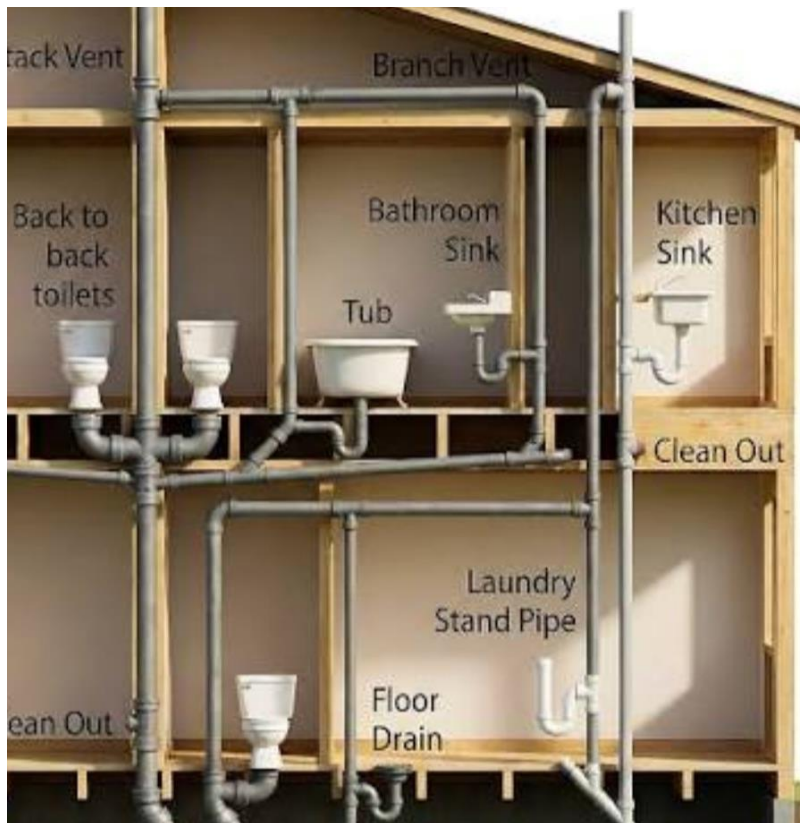


# SHARED SYSTEMS = SHARED PROBLEMS

- One unit can impact many
- Problems travel downstream
- Tenants don't see the full system
- Maintenance must think “whole building”



# VERTICAL FLOW VS HORIZONTAL FLOW



- Vertical (Stacks)
  - Moves waste between floors
  - Top → Bottom
- Horizontal (Laterals)
  - Moves waste across the building
  - Leads to the main line
- Why it Matters:
  - Location of issue tells you where to look





# WHAT THIS MEANS FOR MAINTENANCE TEAMS

- Look for patterns
- Location of issue can be a clue to the cause
- Fast response prevents multi-unit impacts
- Think **system**, not just the unit



## TYPES OF SEWER PIPE



### CLAY

Made from baked clay.

Common in older homes.

Strong but can be brittle.



### CONCRETE

Made from concrete.

Very durable and long-lasting.

Common in municipal sewer systems.



### CAST IRON

Heavy and durable.

Used in older systems.

Prone to rust and corrosion over time.



### ORANGEBURG

Made from compressed wood pulp with bituminous pitch.

Used mainly from the 1940s to 1970s.

Prone to collapse and deterioration.



### PVC

Made from polyvinyl chloride.

Lightweight and corrosion-resistant.

Common in modern sewer systems.

Easy to install.

# TYPES OF PIPES FOUND IN SEWERS





## TOP CAUSES WE SEE EVERY WEEK

- Improper use by tenants
  - System-wide impacts
- Grease & food buildup
  - Slow restriction → full blockage
- “Flushable” Wipes & hygiene products
- Soap, scum and long-term buildup
- Roots in sewer lines
  - Recurring backups
- Condition of the pipe





**WE THANK YOU**



# WARNING SIGNS



- Slow drains
  - Gurgling toilets/drains
  - Blockage forming
  - Backup in the lowest units
  - Repeat Clogs
- 
- Backups don't happen suddenly—they give warnings. The question is whether we catch them in time





# WARNING SIGNS IN TENANTS BATHROOMS



# DIY

## Can Do It Yourself

- Single, slow or clogged drain
- Minor, isolated issue in one unit
- Visible, easy-to-remove blockage
- First time occurrence



# WHEN TO CALL A PROFESSIONAL

## Should Call a Professional

- Multiple units are affected
- Recurring clogs in the same area
- Water is backing up (not just slow)
- You don't know what you're hitting when snaking a line
- Suspected roots or main line issue





**DRAIN CLEANER**



**PLUMBER**



**EXCAVATION**

**CHOOSING THE RIGHT PROFESSIONAL  
— WHO SHOULD YOU CALL FIRST?**




 Clogs and Backups

 Slow or blocked drains

 Main line issues

 Recurring drain problems

 Camera inspections and diagnostics

 Hydro-jetting (full line cleaning)

 We don't just clear the line—we identify

what caused it

**DRAIN CLEANER: YOUR FIRST  
CALL FOR FLOW PROBLEMS**



# PLUMBER: REPAIRS, LEAKS & INSTALLATIONS

- Leaking pipes or fixtures
- Toilet, sink, or faucet repairs
- Pipe repairs inside the walls
- Water heater repair and installation
- New plumbing installation
- Cleanout installation

If something is broken, leaking, or needs replacing—call a plumber



# EXCAVATOR

- The problem is outside the building
- Collapsed or broken sewer lines
- Severe root intrusion damage
- Pipe offsets or separation
- Full or partial replacement
- Major underground repairs

Once damage is confirmed—this is the next step.



**See**

See inside the pipe in real time

**Identify**

Identify the exact cause of the problem

**Confirm**

Confirm location and severity

**Prevent**

Prevent repeat service calls

**Guide**

Guide you to the next step, if needed

**CAMERA INSPECTIONS (DRAIN CLEANER) — THE MOST UNDERUSED TOOL**





# EXAMPLE — IDENTIFYING THE ISSUE



# HYDRO-JETTING

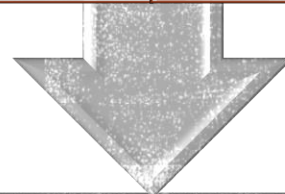
## Best used for:

Grease and  
sludge

Blockages in  
large pipes  
(6-8")

When a cable  
won't fix the  
issue

Small access  
cleaning



**Thorough cleaning of pipes**



# EXAMPLE



- Is best used for:
    - Minor clogs
    - Retrieval of non-flushable objects
    - Customers concerned with:
      - Financial impact
      - Fast service
      - Less Mess
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## **CABLE/CUTTER CLEANING**



# CABLE/CUTTER EXAMPLES

**Root Removal**



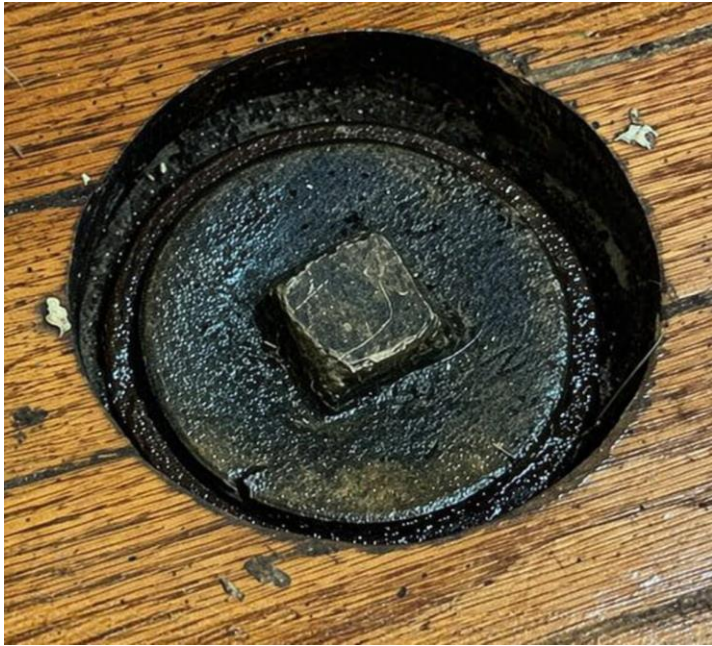
**Non-Flushable Objects Removal**



# **COSTLY MISTAKES TO AVOID**

- Repeatedly clearing the same clog
- Using chemicals to “fix” the problem
- Over-snaking or forcing equipment
- Ignoring early warning signs
- Waiting until a full backup occurs
- Not knowing where clean-outs are located





# CLEANOUT LOCATION

- Job gets done faster
- No removing of fixtures
- Straight access to the problem





Schedule routine drain cleaning (roots)



Address early warning signs quickly



Use camera inspections for recurring issues



Target high-use/high-risk lines



Educate tenants on proper use

**PREVENTATIVE MAINTENANCE:  
STAY AHEAD OF THE PROBLEM**





# Q&A

Questions?



# **Tell Us What You Think!**

**Please take a moment to provide feedback  
about this session using the QR Code posted in  
the room**



# Thank You For Attending!

