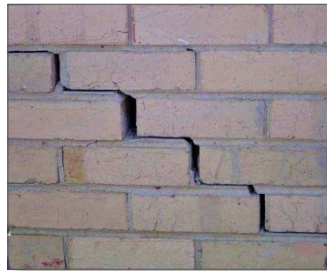


BUILDING INSPECTIONS

Over the past five years, SDAO property claims have exceeded \$20 million dollars with over 500 claims submitted. This number can be reduced, but only with your help. Building inspections will provide the district with a proactive approach to building maintenance. The inspections will help to find early signs of damage, reducing the cost of repairs that will then reduce the district's damage claim frequency and severity.

Things to remember

- The biggest culprit to building damage is **water**
- Have a routine monthly inspection program
- Create a checklist for inspections
- Keep roof scuppers clean and free from debris
- Gutters should drain water away from the building
- Keep vegetation trimmed away from roofs and on the sides of buildings
- Complete an inspection immediately following weather storms
- Regular inspections of water pipes and steam pipes



Areas to Check

- Roofs
- Ceilings
- Gutters
- Walls (inside/outside)
- Downspouts
- Foundations

Things to look for

<u>Roofs</u>	<u>Gutters/Downspouts</u>	<u>Foundations</u>	<u>Ceilings/Walls</u>
<ul style="list-style-type: none"> • Moss • Water build-up • Damage to shingles 	<ul style="list-style-type: none"> • Connections • Escaping water • Clear of debris 	<ul style="list-style-type: none"> • Ground shifts • Water • Vegetation 	<ul style="list-style-type: none"> • Stained tiles/drywall • Musty smell • Bubbling paint

If the district commits to a maintenance program for their buildings, it will help reduce the cost of repairs, reduce the frequency and severity of claims and possibly save the district money in the long run.