

September 2026 Safety Calendar:

Real Estate

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Have you started the winterization process for your assets? If exposed to cold/ freezing weather, hail, sleet and snow, you may want to get an early start. Preparation is key to reducing the likelihood of property damage, employee and tenant injuries and building complaints.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
Week 1: Why It's Important to Winterize Ahead of the Cold Weather							
Prevents pipe bursts- frozen water pipes can expand and break		1	Protects tenant and employee safety- reduces slips and falls due to snow/ice	2	Reduces maintenance costs- emergency repairs are expensive	3	
					Maintains guest comfort- less likely to experience boiler repairs or life safety equipment	4	
						5	
Week 2: Potential Water Intrusion Areas, Be Prepared:							
Equipment reliability- I.e. maintenance snow blowers, adequate shovels, ice-melt	6	Protects your reputation- early preparation can assist with less complaints	7	Rooftop penetration and flashing- inspect and repair	8	Window frames and seals- check caulking and weather stripping	9
				Exterior doors and thresholds- Inspect for any gaps that may allow wind-driven rain/snow	10	Gutters and downspouts- ensure drains are clear of obstructions and secured	11
						Utility and pipe penetrations- seal any open areas to prevent water intrusion	12
Week 3: If Using Vendors For Snow Removal, Winterizations, or Repairs:							
Foundation cracks- prevent further damage by proper repair(s)	13	Exterior Mechanical- inspect frequently for condensation, leaking pipes or frozen pipes	14	Use reputable contractors- do your homework	15	Confirm adequate insurance limits - it is crucial for risk transfer	16
				Ensure scope of work is clearly defined	17	Require a Hold Harmless Agreement to protect the asset	18
						Be sure to have your company name as an additional insured	19
Week 4: How Staff Can Assist in Reducing Winter-Related Risks							
Review the contract carefully for all key items	20	No insurance, no work	21	Contract inadequate, find another contractor	22	Provide safety training on early warning signs- leaks, water stains, unusual odors...	23
				Ensure Engineering inspects for hazards	24	Provide the location of water valves and how to shut-off in the event of pipe burst	25
						Monitor weather forecasts and prepare accordingly	26
Ensure emergency contact information is provided and accessible	27	If you see something, say something!	28	Audit and clear all building gutters, roof drains, and downspouts before the first freeze to prevent ice dams	29	Seal exterior wall cracks, foundation gaps, and drafty windows across all tenant and common spaces	30
				Ensure all exterior hose bibs, pool lines, and outdoor irrigation systems are drained and shut off	31		

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Week 1

Why It's Important to Winterize Ahead of the Cold Weather

- Prevents pipe bursts- frozen water pipes can expand and break
- Protects tenant and employee safety- reduces slips and falls due to snow/ice
- Reduces maintenance costs- emergency repairs are expensive
- Maintains guest comfort- less likely to experience boiler repairs or life safety equipment
- Prevents property damage- reduces damage to roof, walls, mechanicals
- Equipment reliability- I.e. maintenance snow blowers, adequate shovels, ice-melt
- Protects your reputation- early preparation can assist with less complaints

Week 2

Potential Water Intrusion Areas, Be Prepared:

- Roof penetration and flashing- inspect and repair
- Window frames and seals- check caulking and weather stripping
- Exterior doors and thresholds- Inspect for any gaps that may allow wind-driven rain/snow
- Gutters and downspouts- ensure drains are clear of obstructions and secured
- Utility and pipe penetrations- seal any open areas to prevent water intrusion
- Foundation cracks- prevent further damage by proper repair(s)
- Exterior Mechanical- inspect frequently for condensation, leaking pipes or frozen pipes

Week 3

If Using Vendors For Snow Removal, Winterizations, or Repairs:

- Use reputable contractors- do your homework
- Confirm adequate insurance limits - it is crucial for risk transfer
- Ensure scope of work is clearly defined
- Require a Hold Harmless Agreement to protect the asset
- Be sure to have your company name as an additional insured
- Review the contract carefully for all key items
- No insurance, no work
- Contract inadequate, find another contractor

Week 4

How Staff Can Assist in Reducing Winter-Related Risks

- Provide safety training on early warning signs- leaks, water stains, unusual odors...
- Ensure Engineering inspects for hazards
- Provide the location of water valves and how to shut-off in the event of pipe burst
- Monitor weather forecasts and prepare accordingly
- Ensure emergency contact information is provided and accessible
- If you see something, say something!
- Audit and clear all building gutters, roof drains, and downspouts before the first freeze to prevent ice dams
- Seal exterior wall cracks, foundation gaps, and drafty windows across all tenant and common spaces
- Ensure all exterior hose bibs, pool lines, and outdoor irrigation systems are drained and shut off

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