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	Prevents property damage- reduces damage to roof, walls, mechanicals 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	Roof 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