

Realty Insurance Services

Condo Spring Maintenance



Spring Training: Important Insurance Tips for Condo Property Managers

Many things can impact your building during the winter, so it's a good idea to make a spring inspection of your property part of your yearly routine.

A regular risk prevention program generally consists of a checklist, a reporting system for owners to report building emergencies and areas in need of attention, and a property management policy. Clear communication of the program to the ownership will increase the chances of participation and effectiveness. Once you have established that two-way communication, there are several more steps you need to take to keep the building in ship shape. Following these simple steps should put you on course for a trouble-free plan for spring success year after year.



Inspect building envelope - examine the building façade, windows, gutters, and roof for signs of winter damage that could lead to insurance claims.



Awaken that green thumb - trim those trees, remove dead plants, fallen branches, freshen the mulch, and let your property shine!



Maintain parking areas - clear debris and fix pavement cracks and potholes to reduce slip-and-fall incidents and property damage claims. Ensure parking lines and traffic signs are visible for added safety.



Review security systems for liability - test cameras, intercoms, and access controls to deter vandalism and theft.



Optimize waste management for safety - ensure garbage and recycling procedures are efficient and bins are clean, sealed and accessible.



Schedule preventative maintenance - service elevators, fire systems, and other essentials so everything keeps running smoothly.



Make sure HVAC systems meet insurance compliance - get HVAC pros to inspect, clean, and tune up units.



Proactive plumbing inspections - plumbing should be regularly maintained and inspected. Check pipes, faucets, and irrigation systems for leaks or stains.



Ensure contractors have Certificates of Insurance - it is important to ensure that anyone working at the building have the proper insurance coverage.



Handling an incident - accidents happen and there could be injuries to residents, the public or damage to the property.



We're here to help!

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