

# PACE

**SAFETY • SERVICE • SAVINGS**  
A TRUST BUILT FOR STUDENTS

## BUILDING INSPECTIONS QUICK REFERENCE GUIDE

Over the past five years, PACE property claims have exceeded \$38 million with over 450 claims submitted. This number can be reduced, but only with your help. Building inspections provide the district with a proactive approach to building maintenance, helping to find early signs of damage, reducing the cost of repairs and decreasing the district's claim frequency and severity.

### THINGS TO REMEMBER

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

### AREAS TO CHECK

#### ROOFS

- Moss
- Water build-up
- Damage to shingles and other components, such as bubbles
- Verify penetrations are sealed

#### GUTTERS & DOWNSPOUTS

- Connections
- Escaping water
- Clear of debris

#### FOUNDATIONS

- Ground shifts
- Water
- Vegetation

#### CEILINGING & WALLS

- (Inside and outside)
- Stained tiles/drywall
  - Musty smell
  - Bubbling paint



A district committed to its building maintenance program will experience savings in the end by reducing the cost of repairs and decreasing the frequency and severity of claims.

### PACE RISK MANAGEMENT

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