

# Winter Break Checklist

It's time to make sure that Greek undergraduate leaders, chapter advisors and alumni/ae to take the time to ready their chapter facilities for the colder months and winter break. This Winter Break Checklist was developed as a premise risk management tool to assist chapters in preparing for the coming break period; please do not return this form to Holmes Murphy.

- Complete routine maintenance on furnace/boiler

HVAC Contractor: \_\_\_\_\_ Date Completed: \_\_\_\_\_

- Ensure furnace is on and thermostat is set at or above **60** degrees
- Ensure all hoses are removed from exterior water spigots/faucets
- Drain water lines in lawn sprinkler system where appropriate
- In extreme cold weather, open the indoor faucets slightly to allow water to trickle, as moving water does not freeze as easily
- Leave the doors to cabinets that contain water lines open, this will allow heat to enter the area
- Inspect all rooms
- Ensure all non-essential appliances and electronics have been unplugged
- Caretaker selected or hired to complete daily inspections:

Name: \_\_\_\_\_

Telephone #: \_\_\_\_\_

Requirements:

- Daily walk-through to confirm no loss has occurred
- Remove any snow, ice or debris which may create hazard
- Ensure furnace is operating
- Ensure premise is secure

- Caretaker provided with:

**1. A Master Key**

The key should allow access all areas of the house including individual rooms.

**2. Alumnae/Alumni House Corporation Contact**

Name: \_\_\_\_\_

Telephone #: \_\_\_\_\_

**3. Emergency Response Contact**

Name: \_\_\_\_\_

Telephone #: \_\_\_\_\_

**4. Emergency Repair Company options**

ServiceMaster 888.927.4877 | [www.servicemastercat.com](http://www.servicemastercat.com)



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## 5. Insurance Claim Reporting Information

Insurance Agent: \_\_\_\_\_

Insurance Company: \_\_\_\_\_

Policy #: \_\_\_\_\_

Contact Information: \_\_\_\_\_

### **If insured with the Fraternal Property Management Association property insurance program underwritten by RSUI Indemnity Company:**

Insurance Broker: Holmes Murphy, [www.holmesmurphyfraternal.com](http://www.holmesmurphyfraternal.com)

Holmes Murphy Contact: Jenna Lutz at [fraternityclaims@holmesmurphy.com](mailto:fraternityclaims@holmesmurphy.com)

800.736.4327 ext. 5503

After Hours Contact: 402.953.6393

- Secure Chapter house and lock all valuables.
- Contact local police department or campus security to check on the Chapter house periodically.
- Thoroughly clean Chapter house prior to extended break.
- Confirm that heat registers are not blocked, and combustible materials are safely stored.  
*Not next to or in the same room as the hot water heater and HVAC system.*
- Remove all perishable food.
- Lock and inspect all windows and repair all broken glass.
- Ensure that exterior doors are well insulated and close and latch completely.
- Inspect the hot water heater, exposed water lines and drainpipes for slow leaks.
- Attach and secure downspouts with extension from foundation to prevent water damage, ensuring that they fully displace water away from foundation and other walking areas without draining onto the driveway, sidewalks, or patios.
- Clean gutters and downspouts to ensure proper roof drainage. *Improper roof drainage can cause ice damming to occur, which can cause interior water damage.*
- Clean exterior of chapter house, removing any yard debris or materials that could be used to start a fire, as well as any items stored next to the chapter house.  
*Debris can provide an opportunity for an arsonist.*
- Check security/safety lighting.
- Service and clean fireplace and chimney and check for defects or debris.
- Check tenants' rooms for the following:
  - Unnecessary damage. *Any damage discovered should be documented*
  - Unplug all nonessential appliances and electrical devices
  - Ensure heat registers are not blocked by personal belongings
  - Lock room/suite door for security

**Completed by:** \_\_\_\_\_

**Date Completed:** \_\_\_\_\_

