



Commercial Risk Advisor

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Commercial Building Spring Maintenance

Wintertime weather, like snow and ice, can be especially damaging to properties. Now that warmer weather is finally here, it's time to inspect your buildings and do the needed maintenance you may have put off during the winter. The following advice can help reinvigorate your property, preparing it for the warmer months ahead.

- **Test and repair irrigation systems**—Irrigation systems are critical for maintaining a healthy landscape, and you want to ensure yours works properly. In addition, your building's foundation can suffer from heat-related damage. Prevent any heat damage by proactively watering the foundation around your building.
- **Check HVAC condensers**—Check the freon level on your HVAC condenser to ensure the unit isn't struggling to keep the air cool.
- **Inspect the roof**—Check for roof damage. Look for loose shingles or even holes—anything that could cause water to leak inside the building.
- **Clean gutters and downspouts**—These can easily become clogged with leaves or debris and lead to water damage.
- **Examine the exterior**—Go outside and fix any foundation cracks and chipped paint on doors and windows. Clean the exterior of the building of any mold, mildew or moisture discolorations. Finally, make sure your landscaping is in good condition and that nothing harmful is growing on the building's exterior.
- **Watch for pests**—Look for ants, cockroaches and other destructive insects. Consider spraying to prevent any pests from entering the building.

Proper building maintenance is essential. By making your upkeep regular, you can avoid unforeseen repairs and associated expenses. For more commercial property guidance, contact LaPorte.

The Impact of Telematics on Commercial Auto Insurance

Telematics is a form of vehicle software that combines the features of telecommunications and informatics. This software connects to telematics devices installed in vehicles, including GPS technology, sensors, mobile applications, dashcams and vehicle engine diagnostics solutions. A variety of data can be obtained using telematics, including vehicle speeds, vehicle locations, braking intensity and acceleration frequency. This data is then translated into auto insurance rates that are effectually built from a driver's behavior.

Drivers are often unclear on how their safety records impact insurance pricing. They may know premiums increase after an accident or speeding ticket, but they don't see the correlation between insurance premiums and how they drive. Telematics technology provides immediate feedback and shows how driving behavior affects rates. In fact, a Willis Towers Watson study indicated that crash rates fell as much as 80% in commercial fleets that were monitored via telematics.

Several insurance companies already use telematics to determine auto insurance premiums, and many other insurers believe telematics is the future of calculating auto insurance premiums. It's estimated that the insurance telematics market will grow at a compound annual growth rate of 18.5% over the forecast period (2021-2026). Put simply, not only does telematics encourage safe driving, but it also offers a more accurate method of calculating insurance premiums.

Telematics is reshaping the auto insurance industry, using driving behavior instead of demographics to calculate auto insurance premiums. Telematics may eventually eliminate the use of credit scores too, and insurers may base prices solely on behavioral driving data. This behavioral focus is particularly impacting commercial fleet programs where owners are already seeing reduced premiums. For additional insurance and loss control guidance, contact LaPorte.

It's estimated that telematics
will reduce the claim-handling
costs of insurers by **55%**.

