

## IREM® Skill Badge: Maintenance and Risk Management (ISBMNT)

The best real estate managers know that a good maintenance team is invaluable and that skilled maintenance professionals can be hard to find. This online Skill Badge equips you with the strategy, planning, implementation, and evaluation of maintenance and risk management programs to ensure property maintenance follows industry best practices. A must-have IREM Skill Badge for property managers and maintenance staff that has been perfected over the years to elevate your properties, your building maintenance teams, and your contracted professionals.

### Course description:

Property managers and maintenance professionals will learn best practices and action steps for running a comprehensive maintenance and risk management program that reduces potential loss and preserves the owner's investment.

After completing this course, participants will be able to:

- Implement a proactive maintenance and risk management plan that reduces risk and meets the owner's goals
- Prioritize maintenance activities and budgets to accomplish maintenance goals, resolve maintenance issues, and minimize risk
- Ensure proper maintenance and operation of major building mechanicals and systems
- Oversee maintenance activities to determine appropriate staffing, create detailed job specifications, execute proper contracts, and manage contractors' work
- Identify best practices for transferring risk through insurance and managing the incident response process
- Develop and implement emergency and disaster plans, business continuity plans, and reasonable standards of care

A must-have IREM Skill Badge  
for property managers and  
maintenance staff.

Only \$99

### Course length

This course is approximately 3-5 hours, followed by a 100-question online exam.

### Cost:

\$99 / members

Register at [bit.ly/ISBMNT2](https://bit.ly/ISBMNT2)



## Maintenance and Risk Management Badge course outline:

| Lesson/topics                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <b>1. Developing a customized maintenance and risk management program</b> <ul style="list-style-type: none"> <li>Understand the inextricable link between maintenance and risk management</li> <li>Communicate with the owner to align their goals and program objectives plus their budget considerations</li> <li>Develop the program, generate work orders, record retention, and complete maintenance logs</li> </ul> |
| <b>2. Conducting and monitoring property inspections and risk analysis</b> <ul style="list-style-type: none"> <li>Learn the different types of maintenance, the importance of inspections, and identifying and minimixing risk</li> <li>Highlight sustainability and benchmarking</li> <li>Raise the bar on risk management</li> </ul>                                                                                    |
| <b>3. Developing policies and procedures for maintenance of building systems</b> <ul style="list-style-type: none"> <li>Guidelines and procedures for roofing, HVAC, paved surfaces, plumbing, fire and life safety, and more</li> </ul>                                                                                                                                                                                  |
| <b>4. Managing maintenance activities</b> <ul style="list-style-type: none"> <li>Manage staff, contracts, the RFP process, managing contractors, and more</li> </ul>                                                                                                                                                                                                                                                      |
| <b>5. Mitigating risk through insurance</b> <ul style="list-style-type: none"> <li>Understand transferring risk, insurance coverage and the claims mangement process</li> </ul>                                                                                                                                                                                                                                           |
| <b>6. Developing and practicing emergency and disaster plans</b> <ul style="list-style-type: none"> <li>Learn the types of emergencies and disasters that could occur</li> <li>Emergency and disaster planning and determine business continuity</li> <li>Review the resonable standard of care</li> </ul>                                                                                                                |

## Prove your expertise with these recommended Skill Badges:



### Managing Distressed Properties

Turning around a distressed asset requires a complete understanding of how to evaluate and resolve key issues and challenges unique to each asset.

\$99 Member

\$129 Non-member

Register: [bit.ly/ISBMDP2](https://bit.ly/ISBMDP2)



### Building Technology

Learn how technology can increase your team's productivity and elevate the resident-tenant experience. Plus support your building's operations.

\$99 Member

\$129 Non-member

Register: [bit.ly/ISBTCHS](https://bit.ly/ISBTCHS)



### Environmental, Social, and Governance (ESG)

ESG is good for the planet and great for properties. Learn environmental factors that drive sustainability and operational efficiencies.

\$99 Member

\$129 Non-member

Register: [bit.ly/ISBESG1](https://bit.ly/ISBESG1)



### Asset Management – Loan Analysis

Learn how to analyze and evaluate property finance and gain practical knowledge to calculate effective lender ratios, break-even analysis, interest rates, and more.

\$99 Member

\$129 Non-member

Register: [bit.ly/ISBASMS](https://bit.ly/ISBASMS)