

Unit Inspection: Date: _____

Results:

Association Name: _____ Unit No: _____

1 Check Ceiling for damp / wet spots (ALL Floors)

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2 Check Water Heater for severe rusting / leaks

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a Elevate base on non-porous material when replacing

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b Check warranty information on Water Heater label

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3 Check Water Supply

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a Ice Maker: Use copper or reinforced tubing, not thin-walled plastic

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b Sinks: Hot and Cold drain and shut-offs

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c Toilet(s): wax ring, flushing mechanism and shut-off(s)

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d Replace multi-turn valves with ball valves on typical shut-offs

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5 Check drain openings on Back Porch

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a Clear debris from holes regularly for good drainage

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COMMENTS:

Condominium Inspection Form

Association Exterior Inspection Checklist

1 Check Laundry Room

- a Check water supply hoses to Washing Machines. Replace with reinforced hoses every five (5) years.
- b Check Water Heater tank for severe rusting / leaks. Place on raised base
- c Check dryer vent. Clean annually (Professionally).
- d Replace fabric vent with metal and clean out duct periodically.

2 Have Roof Inspected annually (Professionally)

- a Check Roof Covering (Shingles, etc.). Repair as needed.
- b Check all penetrations and caulk annually.
- c Check fascia and gutters. Itemize required repairs.
- d Clear gutters, downspouts and corrugated storm piping of debris.
- e Check Flat Roof for areas of moisture penetration.

3 Check smoke alarms annually

- a Replace 9 Volt battery on an anniversary date

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4 Longer Term Requirements

- 5/17 a Have licensed Electrician check circuit breaker panel (Unit and Electrical Room).
 - 1 Budget to upgrade service to 150/200 Amps. *current 100A*
- b Have Soil Lines evaluated for replacement and clean out to sewer.
 - 1 Budget for repair/replacement of aging pipes as needed.

This inspection will be completed () times annually by two Board Members.

COMMENTS:
