

Implementing Inspections

Many Associations shy away from annual inspections because of the perceived time it takes to manage and administer. Good maintenance is required on the common areas of the building and the same is true for individual units. SJD coordinated a recent process to begin annual inspections at a building with more than 100 units.

Over 45 plumbing issues alone were identified, many of which were contributing to emergency calls and leaks. Water bills were reduced annually by more than 35% alone, not to mention the time and cost of contractors repairing damaged items. A licensed plumber was happy to perform the inspections at a low cost in return for the ability to solicit the work.

Over the next 6 months, owners repaired identified problems and several common area items were also identified and corrected before disastrous outcomes. Plumbing concerns are only one of the many items that were addressed in these annual inspections. We also were able to assess radiators, rule compliance, balcony repairs, smoke and CO detectors and several other safety related issues.

Please call SJD & Associates and MYCONDO1 at 888-601-3095 for more information.