

A Few Words about Inspections

This article is intended to help the Home Owners Association provide proper maintenance for your town house and to help you identify interior/ exterior problems that require your attention. The HOA is responsible for numerous exterior maintenance projects which are defined in the Covenants. Please refer to the Covenants for specifics about the exterior maintenance requirements of the HOA.

The HOA manager routinely inspects the property to determine future maintenance requirements but there will always be some issues that are missed or concealed. Please submit a work order request at: www.grandchestermeadows.com when you find items that may be the responsibility of the HOA to address. A written report is required so that the HOA can properly track all work orders.

Exterior Items to Inspect-

1. Window and door frames. These can start to show wood rot on the inside portion of the wood frames which is concealed from the outside.
2. Roof and chimney. This will require that you inspect your attic area for recent signs of water penetration. Please pay specific attention to the areas around your plumbing vents which exit through the roof. There are several causes of roof leaks so please try to be specific when you describe your findings.
3. Gutter and downspouts. These are cleaned out routinely, but please let the HOA know if a gutter is clogged or not functioning properly.

Interior Items to Inspect-

1. Plumbing and Hot Water Heaters. It is important to periodically check the condition of your plumbing and hot water heater. This will require that you inspect the crawl space area where the hot water heater and other main plumbing lines may be located.
2. Toilets and showers. Toilets should be inspected frequently to prevent slow water leaks. Toilets should not be used to dispose of unsuitable materials. Showers need to be properly caulked to prevent water leaks.
3. Insulation/ Ventilation- There is insulation in both the attic and crawl space areas. You should be inspecting to make sure the areas are properly insulated. Also; while you are in the crawl space you should look for moisture problems. During rainy seasons you will find some moisture in the crawl space. The best rule of thumb is to wait at least two days after rainfall before looking in the crawl space for standing water. In some cases; additional ventilation is required and in some rare cases a sump pump is required.