

Preventive Maintenance: Annual Maintenance Review

OK, now we're ready to physically inspect the property. We've compiled our list of components into four categories. Sharpen your pencils get your pads and get walking. Start with the buildings, there's a lot going on so pay attention.

Starting with the roofline, scrutinize the chimney caps. Are any missing or rusted through that need replacing? Make a note by location. Next, look at the enclosures around the chimney (chases). The section above the roofline has more exposure to weather than the sheltered part and the siding often needs repair or repainting. Make a note of it. Maintenance may increase the life of a component that uses Reserve funds. Maintenance that increases the useful life saves money.

Roofs - are the roofs in good condition? Are you seeing a lot of granules (asphalt shingle roof)? While some shedding is normal, an abnormal amount indicates abnormal wear and could be indicative of early roof failure. Is there moss growing on the roof? Summer is the perfect time to have a moss killer applied. Removing the moss will also increase the useful life of the roof material.

Since most of us don't have mountain climbing gear or appropriately safe scaffolding and safety harnesses, you may want to engage a roofing contractor to do an inspection of the flashing. They have the knowledge and equipment to do this.

Finally, check the gutters and downspouts. Cleaning and repairing will cause this component to last much longer. The weight of mud, silt or other run off can cause the gutters to clog and sag under the weight causing needed repairs not only to the gutters, but the roof as well.

Check siding and trim. Are there any popped nails that need to be secured? Check the caulking joints around the windows, doors and trim. Is there any paint peeling? South sides of buildings receive more weather, however north sides generally require pressure washing more frequently due to the buildup of mildew. If any painting needs to be done, it is the perfect time to pressure wash, replace caulking, fill cracks and repaint specific areas.

EIFS - Exterior Insulation Finishing System - is a synthetic material that is frequently used to provide detailing around columns, at the base or on column tops. Due to the nature of the material, it is suggested that an annual inspection by a trained individual be done of all areas where it is used.

Decks should be check for dry rot and negative drainage or ponding. Look underneath at the deck and supporting posts and joists. Use a small screw driver to probe for dry rot. Check the deck fences, rails and replace bad wood as needed. It is very important to check the points of connection of the deck to the building. Many times it is incorrectly done and provides a point of water intrusion. Check flashings around sliding glass doors for leakage.

Asphalt - roads and parking areas. The best time to do the seal coating and general repairs is in the warm, dry weather. Including the painting of curbs and parking spaces will further enhance the appearance of the space.

Concrete walkways should be checked carefully for trip hazards caused by cracked or lifted or sunken slabs. Note the locations and get those areas ground down, removed and/or repoured. Check the condition of the walkways as far as algae and moss. Treat or pressure clean as needed as these can create slip hazards. This is particularly important in senior communities.

If you have any questions, please contact your Community Association Manager. Additionally, any responses and/or feedback should be emailed to news@sentrymgt.com.

We would like to thank those vigilant readers who noted the incorrect use of the lead word in last week's issue, Preventative. The word is Preventive and we appreciate your comments!