

Property Inspection/Housing Audit

To gain a good understanding of the future needs for the house, the house corporation should have a qualified building professional inspect the house (a building engineer or architect is preferred). The information from this inspection report will assist the house corporation plan property improvements and develop a strategic housing plan.

The inspection report might have the following subsection. Each section would provide a brief overview and evaluation. Repairs, upgrades, renovation cost estimates are provided as appropriate.

- Introduction/overview of property
- Life Safety
- Structural and Exterior Components
 - Foundation
 - Surface Water Drainage
 - Exterior
 - Chimneys
 - Roof Surfaces
 - Gutters and Downspouts
 - Sill plates and other structures wood members
- Heating
 - Electrical Panel
 - Hot Water Heater
 - Sink Traps and Faucets
 - Waste Drains and Water Supply Lines
- Interior Walls and Ceiling Surfaces
- Floors and Floor Coverings
- Kitchen Equipment
- Bathrooms
- Furnishings

Each deficiency noted in the report might be rated using a priority system. Such as:

Priority One: Represents those deficiencies that require immediate attention and will increase the life/safety aspects of the building.

Priority Two: Represents potentially critical deficiencies in systems or components and should be completed within the next two years.

Priority Three: Represents a necessary to have the system or component deficiencies repaired and should be completed within the next 3-5 years.

Priority Four: Represents recommendations for the repair or replacement of component systems.