

LIDO PRESIDENTIAL PROCESS FOR INSPECTING VACANT UNITS

This process is provided to meet insurance requirements and legal recommendations for keeping Association and Owner inspection liabilities separate.

Our site superintendent employee, Greg Cwik, is the designated inspector for the Association. Occasionally, a board member will be asked to make inspection under special circumstance. Neither Greg nor our board members are licensed, bonded or registered facility inspection professionals.

There are 3 categories for routine (non-emergency) Apartment inspection:

1. Common Elements - portions within Apartments to be maintained by the Association.
2. Apartment Owner elements that are Owner responsibility but, if left in disrepair provide a risk for damage to Common Elements.
3. Apartment Owner elements that do not affect Common Elements and are wholly the responsibility of the Owner.

The Association will inspect for categories 1 and 2 at least monthly when a unit has been vacated, beginning with an inspection within a week of the unit being vacated. Category 3 is not the responsibility of Association inspection but if our inspector happens to see a private property problem he will make a courtesy communication with the owner. Greg will leave behind a notice of inspection such as the one attached.

Owners wanting additional inspection by friends or neighbors are on their own for those agreements including key management. In any case the Association inspection will be made unless an owner "opts out" by providing written notification to the Association. Owners who do not want inspection by the Association must do so in writing indicating an alternative plan and accepting responsibility for infrastructure or private property problems at their cost. Opting out of Association inspection due to an emergency is not allowed by law.

In all cases, where repairs are needed, the superintendent will help with security access for contractors during condo business hours - M thru F, mornings.

Inspection Scope Items

Category 1 - Common Elements are the Association responsibility.

The superintendent inspects, reports to the Owner and President and provides for prompt repair at Association's expense.

Examples:

- Condensate main drain (vertical)
- Bug problem
- Roofing leaks

Category 2 - Owner Elements that could causes Association risk or extra cost if left in disrepair. The superintendent inspects, reports to the Owner and the President and offers repair assistance to the Owner at Owner's expense.

Examples:

- Condensate lateral pipe (horizontal) or water safety shut-off malfunction
- Patio furniture or furnishings left outside during storm season
- Leaking plumbing fixture
- Water where it shouldn't be for whatever reason

Unhealthy food management (bug problem)
Crackling noise from an electric circuit breaker

Category 3 - Owner Elements that are Owner's responsibility.
Owner elements have no direct bearing on the Association risk or cost - the superintendent does not officially inspect but may communicate with Owner if he notices something unusual.

Examples:

Heating, ventilating and air conditioning temperature setting or other HVAC issues

Water heater problems

Paddle fans running

Lights or equipment left on

Dirty conditions

Door(s) unlocked; open windows

Improper food left in the refrigerator or some other improper place

Phone or TV settings

RECEIPT OF INSPECTION

DATE(S): _____

UNIT NUMBER: _____

Our Unit Inspection Process will be posted on our website and is available from our Property Manager or Site Superintendent.

Today we have authorized our Superintendent to inspect this unit. Typically, we regularly inspect units that are empty for a month or more.

We are limited to inspect for problems that are, or could become, Association responsibility such as condensate drainage, improper water flow, roof leaks and insect presence.

The Lido Presidential is not responsible for Owner fixtures or operations; such things as hurricane preparations, hot water heaters, AC functions and window leaks.

Lido Presidential, Board of Directors

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