

**CA DAY October 10, 1998**  
**MEYDENBAUER CENTER**  
**Preserving Your Association's**  
**Structural Investment**

- A. Assure Protection from Fire Through Regular Inspections
  - 1. Smoke Alarms
    - a) individual units
    - b) common areas
  - 2. Fire Extinguishers
  - 3. Alarm Systems
  - 4. Sprinkler Systems
  - 5. Education of Owners – special risks with multi-family housing
  
- B. Protect Your Assets From Moisture Related Deterioration
  - 1. Make a Plan for Regular Maintenance and Follow it.
  - 2. Board Members -- Walk your property on a regular basis
  - 3. Danger Signs -- Signals for you and your board to act, and **ACT NOW**
    - a) caulking -- in general
    - b) signs of moisture on any interior surface
    - c) stains from water on exterior surface
    - d) exterior wood other than trim should be pressure treated -- 1982 UBC
    - e) exterior wood surfaces – where does water collect
      - 1) guard rails – tops and connections
      - 2) horizontal surfaces – decks, roofs
    - f) breaks in membranes at roofs, decks and walkways
    - g) mold & mildew – smell and sight
    - h) ants & spiders
    - i) 6' minimum clearance above grade; do it now.
    - j) outdoor carpet
    - k) what else???
    - l)
    - m)
  - 4. Proper design calls for shedding of water; do not rely on caulking
  
- C. Contact architect/engineer for design issues; dollars well spent on architectural services
  
- D. Contact attorney to tell you if you have a claim worth pursuing. Do not let time pass!!!
  - 1. suits for faulty construction
  - 2. insurance policy -- “collapse” provision