

# APARTMENTS AND CONDO ASSOCIATIONS



Within habitational surveys are the review of apartments and condo associations. These have the characteristic of long-term occupation that make them different from hotels and vacation rentals. We construct our templates to report on those conditions exposing our clients to large property and casualty losses.

Apartments and condos have rules for residents that are designed to preserve life and property. While a propane grill on an exterior balcony may not seem like much, that fuel source if ignited unexpectedly can destroy a building and threaten the lives of those inside. If there is a rule prohibiting balcony grills

and management fails to enforce those rules, management is at risk if a resulting fire damages the property of another or injures a resident or guest. Our surveys are designed to pick up these types of exposures and report findings to underwriters.

Another example of focused exposure control is the proper inspection of swimming pools. Fencing, self-locking gates, signage, lighting, safe drains and the presence of lifesaving equipment are what we look for on these common area pools. Pools are not monitored 24 hours a day. Safeguards and code requirements are your only real protection in most cases.

Apartments and condo complexes have evolved and offer evermore amenities to attract residents. We see firepits, exercise rooms, party rooms, sand volleyball, indoor play areas, outdoor play equipment, walking paths, lakes, car wash areas, hot tubs, tennis courts, daycare, basketball courts, and just about anything else you can imagine. These amenities are not so much a concern for property damage but are a concern for liability. Does the application form you use cover these types of amenities? Our inspections will bring them to light.

It is a plus that generally all units have common construction, materials and mechanicals. We only have to gain entry to one unit to extrapolate those findings to the complex as a whole. This saves inspection time and makes valuations much easier. As a result we are able to offer you inspections that make financial sense even in the E&S markets.

A negative is that adverse findings in one unit may be present in all units. An example would be lack of functional smoke alarms or presence of certain electrical panels that have an unfavorable safety history. These exponentially larger issues make remediation more difficult, but we can assist with recommendation management that follows the process of remediation until full or progressive compliance with recommendations is made.

Let us compose a template to your needs and follows your underwriting guidelines. We can provide a recommendation library that triggers recs for certain questions based upon the response given. We can make those recommendations mandatory or risk improvement with your underwriters having the ability to review and change any recommendations made.

Give us a try and let us impress your organization.



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