

## **Common Issues with Condominiums/Town Houses and Stratas'**

*As buildings get older their structure, plumbing, electrical, heating systems become very fragile. Wood rot, leaking pipes, failed water heaters, bathtub drains, shower enclosures, toilet fasteners, deteriorated heating systems, electrical failure, leaking, roofs, skylights, broken underground main water lines, sewage waste lines and perimeter drainage systems, acoustic, vermin Infestation are a probable or common occurrence. Never assume that your unit will constantly Increase in value, or have a fast equity build-up.*

*Many items have a limited life span. The most common possible problems found with some condominiums and townhouses have been as follows:*

- 1. Roof and deck leaks.**
- 2. Flashing failures.**
- 3. Windows/skylight leaks, broken seals.**
- 4. Water seeping through thresholds of exterior doors.**
- 5. Exterior cladding material failure, e.g. stucco, vinyl siding, no rain-screens, rotting wood.**
- 6. Scuppers, gutters, downspouts - undersized, not draining.**
- 7. Decks sloped toward the units causing water to enter.**
- 8. Ceramic or quarry tile floor and wall surfaces that have cracked, e.g. bathtub / shower areas, missing membranes.**
- 9. Condensation: windows/toilet tanks/plumbing.**

10. Water running down inside and around chimneys and fireplaces.
11. Leaking plumbing/fire sprinkler/waste drain lines, Lack of water pressure/banging pipes/waste noises in pipes.
12. Water seepage into parkades from ceilings, walls, floors, roof, and landscaped areas.
13. Suite entry / Interior doors / kitchen and bathroom cupboard doors - out of adjustment/alignment.
14. Interior flooring problems, e.g., humps in the floor carpet draughting, buckling, and seams that are loose pulling away or coming apart.
15. Acoustic problems from neighbouring suites, stairs, elevators, mechanical fans, mechanical equipment, motorized tubs, garberators.
16. Security and burglaries.
17. Energy efficiency, e.g., overheating and overcooling during four seasons of the year.
18. Poor designs, details and construction. No adequate roof overhangs protecting all exterior walls.
19. Ventilation problems. Heating problems.
20. Mold, fungi formations. Toxic, health, immunological effects. Air quality. Contamination.

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