



# 16 REASONS TO REPAIR ALL AT ONCE



**BUILDING CONSULTANTS**  
THE BUILDING DOCTORS

# INTRODUCTION

J2 has helped hundreds of communities manage their repair projects. Here's what we've learned. We understand how stressful it can be to think about the looming threat of a repair project caused by damage that seems to pervade every building in your community. How do you even begin to plan repairs? "...Maybe it would be cheaper to just do a little at a time, so we don't have to pay for it all at once?" It may sound good on paper, but we're going to give you 16 reasons why it's not. Repairs made 'one step at a time' end up costing more, threaten the safety and happiness of your residents, forfeit your insurance coverage, and risk a lawsuit against your association. It sounds scary, but a major repair project can be a serious undertaking that should not be approached lightly. Meeting the damages head-on is the best and most cost-effective approach for many reasons.

## FINANCIAL CONCERNS

- 1 Repairing one building at a time does not reduce the cost of the project. It may make a smaller bite to chew, but it increases the overall costs by the end of the project. Optimize your efficiency and budget by working on all the buildings at once for volume-based pricing. One-by-one repairs can add on roughly 25% to your overall costs, not counting inflation.
- 2 It seems like costs are always going up; last year's work was cheaper than this year's work. While the supply shortages from a few years ago may not be here today, the inflation costs are. Materials costs and labor costs are still rising.
- 3 Damage continues to worsen year by year, so un-repaired buildings will cost more later. Emergency repair bills will also become more frequent, a costly option compared to planned repairs.
- 4 Banks don't provide funding for one-at-a-time repairs, it's too risky! According to financial statistics, drawn out projects tend to stay open and remain unfinished.
- 5 Communities that stay up to date with repairs and improvements are successful in the market compared to outdated communities. Failing to perform the repairs now will keep that dark cloud of lower resale value over the community's head.

## REALITY CONCERNS

- 6 If you make repairs one building at a time, the constant question is: "who gets to go first?" Do you choose the board, the squeaky wheel, the street-side buildings? How do you decide? It is nearly impossible to fairly determine a priority order when people's homes are involved.
- 7 During a construction project, selling your home will bring up 'disclosure' issues. Property values dip when damage is discovered, so the longer the repair process is drawn out the more stigma owners will face when trying to sell.
- 8 You'll find that throughout the course of the project, some buildings begin to look new while others look old and run down, which creates a confusing community image.
- 9 Long projects require persistence of the HOA and Board to finish. Many lose momentum as changeover happens, and you end up with a half-repaired community.
- 10 The negative psychological effect of "always being under construction." The noise, dust, trucks, dumpsters, etc. begin to wear down on residents. Getting it done and seeing the results makes a happy community.



## FINANCIAL CONCERNS

**11** Thanks to the association, everyone pays at the same rate and makes group decisions. So, who would sign up for a 10-year payment program (assessment) where you know you won't see repairs to your building until year 10? Will you even be living here 10 years from now?

**12** If you're worried you won't be able to afford the assessment and you'll have to move because of it, it's better to sell your home after it's fixed and pay off the assessment with the sale and the increase in value. One year of payments during construction is easier than ten years of payments for the term of the loan.

## REALITY CONCERNS

**13** Multiple contractors working on different buildings over many years causes warranty concerns. If "building 5" has a leak, do you know who performed the work? Are the contractor and manager still around to address this?

**14** Your insurance company will view the unrepaired buildings as a risk and may refuse to renew your insurance coverage until the repairs are finished.

**15** Purchasing products little by little will present problems with matching and keeping your appearance cohesive. Building materials, styles, colors, finishes, and brands all change over time.

**16** Prioritizing and delaying repairs is simply inconsistent with typical association bylaws. They say, "assess and repair," they don't say, "if we have the money." Unit owners who want their building repaired may sue the HOA for not following the governing documents.

## CONNECT WITH J2!

J2 is your expert when it comes to dealing with condominiums, HOAs, and multifamily projects. We not only manage the construction process, but we know how to communicate with residents, managers, lawyers, banks, and contractors. Next time you need advice on what's best for your community, call J2!



*J2 Building Consultants is here for your community*  
Looking for help? Feel free to call, email or chat us!

