



DIY CONDOMINIUM INSPECTION & MAINTENANCE

Start preventing damage now



This guide helps condominium and apartment managers and owners get the best life out of their building's exterior elements, keeping both your building and your tenants happy! Buildings need constant care to ensure a long life, but most building owners aren't sure what to look for when it comes to maintenance.

What gets measured – gets managed, here are our expert tips to get you started



INSPECTION

Identify the problem areas within your building and keep an eye on any potential water intrusion.



SCHEDULE

Manage inspections, repairs, cleanings, and potential replacement of building elements.



CHECKLIST

Keep track of your routine maintenance you and the materials required for each application.



Your building may look different based on factors like: UV exposure, wind, rain, freeze-thaw damage, prior maintenance, construction methods, and material types.



Always exercise property safety procedures during your inspection. Take extra caution when inspecting roofs and other dangerous elements.

J2 Building Consultants is here for your community

Looking for help? Call, email or chat with us anytime!



Water intrusion can mean catastrophe for buildings!



Our guide shows you where to find water damage that might be hiding beneath the surface. Inspect each of the locations on the map below at least once a year to ensure your building is safe from the elements.























































INSPECTION AREAS

1. Roof membrane & slope
2. Parapet cap flashing & joints
3. Roof-to-wall flashing or diverter
4. Roof scuppers
5. Belly band flashing
6. Window sills
7. Soffit
8. Gutters and downspout
9. Rail attachments
10. Window/door trim
11. Deck slope and drainage
12. Deck membranes
13. Vent penetration
14. Siding
15. Window/door head flashing
16. Base of wall
17. Door thresholds
18. Plaza deck drains
19. Plaza deck waterproofing
20. Dissimilar cladding interface
21. Planter waterproofing
22. Below grade waterproofing
23. Foundation & site drainage/grading

SIGNS OF DAMAGE

- Organic Growth
- Debris Buildup
- Staining
- Discoloration
- Corrosion
- Wood Decay
- Cracking
- Swelling & Bulging
- Condensation
- Paint Peeling

MAINTENANCE SCHEDULE GUIDE

AREA	 SPRING	 FALL	 ANNUAL	 2 YEARS	 3 YEARS	 5 YEARS	 10 YEARS	 POST-STORM	EXPECTED LIFE (years)
Vinyl Siding									30
Hardi Siding									40
Wood Siding									40
Brick / Stone Siding						 TUCKPOINT, RESEAL			40
Stucco Siding								 RESEAL + TREAT	20
EIFS Siding								 RESEAL + TREAT	20
Exterior Paint									7
Roof	 	 	RESEAL PENETRATIONS	MOSS REMOVAL				 	20
Scuppers / Drains	 	 						 	-
Shingles			 						20
Stained Wood			 						15
Painted Wood			 						7
Aluminum Gutters	 INTERIOR	 INTERIOR			 EXTERIOR			 INTERIOR	15
Sealants									7
Deck Membranes	 + INSPECT CRACKS	 + INSPECT CRACKS						 + INSPECT CRACKS	7
Sidewalks + Patios	 + INSPECT CRACKS	 + INSPECT CRACKS			 POWER WASH			 + INSPECT CRACKS	20
Windows + Glass Doors				CHECK SEALANT + DEEP CLEAN					10
Landscaping + Grade	 	 		TRIM AWAY FROM BUILDING AS NEEDED					40
Yard Drains									20
Dryer Vents									10

KEY:  INSPECT  CLEAN / WASH  MAINTAIN  RECOAT  REPAINT  RESTAIN

NOTE: RESTAIN AND RECOAT AS NEEDED

MAINTENANCE CHECKLIST NOTES

AREA	INSPECTED	CLEANED	MAINTAINED	NEXT INSPECTION:	INSPECTED	CLEANED	MAINTAINED
Vinyl Siding							
Hardi Siding							
Wood Siding							
Brick / Stone Siding							
Stucco Siding							
EIFS Siding							
Exterior Paint							
Roof							
Scuppers / Drains							
Shingles							
Stained Wood							
Painted Wood							
Aluminum Gutters							
Sealants							
Deck Membranes							
Sidewalks + Patios							
Windows + Glass Doors							
Landscaping + Grade							
Yard Drains							
Dryer Vents							
EXAMPLE: Roof	03/2024	04/2024	04/2024	03/2025	03/2025	10/2024	—