CRM Pre-Inspection Questionnaire

Name: Dennis Jenkins

Title: Chief Engineer

Date: July 19, 2022

If you answer “Yes” to any questions below, please provide brief description.

1. Are you aware of any upcoming or past major repairs or renovations?

Roof was replaced in 2020

1. Are you aware of any nonworking or defective components on the property?

Not that he is aware of

1. Are you aware of any regular maintenance contracts for the building’s components or systems (i.e.) heating and air conditioning, fire extinguisher, fire sprinkler system, etc.)? Pye-Barker (Fire extinguishers), Otis (Elevator), Dodson Pest (Pest Control),

Hucks (Pool Chemicals) and Sun Hospitality (Hospitality)

1. Are you aware of any changes in the water’s color, taste, or smell?

Not that he is aware of.

1. Have there been any unusual odors?

Pool pump corral, drain sometimes gets sewer odor.

1. Have there been any power outages?

Yes, mostly during storm season.

1. Is the exterior and interior of the property kept clean and neat (common areas, mechanical rooms, parking areas, etc.)?

Yes

1. Are you aware of any changes in water pressure at any locations in the building?

No, that he is aware of

1. Are you aware of anyone getting injured on the property?

Yes, a guest fell backwards on steps at beach crossover. Would like to see the cross

Over replaced.

1. Are you aware of any signs of a pipe or ceiling leak in the building (i.e., staining, mold growth, or wet spots)?

No, not that he is aware of.

1. Are you aware of any areas of the building where the HVAC is poorly distributed?

No, not that he is aware of. Guest control.

1. Is suite generally too hot, too cold or comfortable most of the time?

Comfortable, have had no complaints unless unit is down.

1. Are you aware of any insects or pests on the property?

Normal except, about 2 weeks ago. Room 304 had fleas heavily. Had sprayed by 1 company 3 times, then CRM sprayed.

1. When was the property last inspected?

Never

1. Do you have any outstanding service requests?

Regular there is none, other than what he has requested.

1. What is the current building use and occupancy?

Time shares, rentals and owners. 15 units (2 are individually owned. 105 and 301)

1. Will the building use and occupancy change in the foreseeable future (i.e., a dwelling unit change to an office unit or vice versa)?

No, not that he is aware of.

1. Are you aware of any mechanical sounds and vibrations from components on the property?

Unit 304 Condenser

1. Has the property experienced a recent storm or at any point a natural disaster?

NO

1. When was the last inspection for accessibility?

No, not since he has been there.

1. Are you aware of a previously completed accessibility inspection for this property?

No, not since he has been there.

1. Are you aware of any upcoming or past major repairs or renovations?

Just roof in 2020

1. Are you aware of any upcoming or past accessibility improvements made on the property?

Just grab bars in showers and 2 handicap parking spaces

1. Are you aware of any upcoming changes to signage for offices, restrooms, break rooms, conference rooms, or stairwells indicating floor level or designation?

No, not that he is aware of.

1. Are you aware of any components or appliances that are designed according to access guidelines?

Just grab bars in showers

1. Are you aware of any complaints or litigation related to hindered access to the property for people with disabilities (or in general)?

No, not that he is aware of.

1. Are you aware of any features or areas that may be inaccessible to a person with any kind of impairment?

Most all areas

1. Are you aware or any features that are designated for children, such as restrooms, play areas, or drinking fountains?

None

1. Are you aware of any assigned access responsibilities in your lease or rental agreements?

No, I have never seen any.

1. Are you aware of any disabled employees or residents?

No, not that he is aware of

1. What is primary use of property and average number of occupants?

Timeshares, rentals. Average number of occupants is approximately 60

Other things mentioned by Chief Engineer:

1. Plumbing shutoffs are by stacked rooms for example 101,201 and 301 on columns in basement.
2. Main water- shut-off by street
3. No blueprints on site
4. Uses own tools
5. 8’ ladder needs replaced
6. There are approximately 25 Fire Extinguishers
7. Eye wash is on 3rd floor in supply room
8. Only check exit and emergency lights twice a year only and does not do 90-minute testing.
9. Fire pull stations need replaced they are corroded, and he does not have a key.
10. Needs drywall replaced on west side of basement.
11. Would like to see inside of storage areas in basement drywalled.
12. Fencing around spa would like replaced
13. Some cameras are dummies (2) and 6 regulars that work.