

STRUCTURAL INSPECTIONS (BUILDING, BALCONY, PARKING GARAGE) TRENDS IN CONDOMINIUMS, TOWNHOMES, AND HOUSING COOPERATIVES

Snap Survey

MARCH/APRIL 2024

1105 respondents | 99% from the USA; 1% from Australia, Canada, South Africa and UAE



What type of community association do you represent?

- Condominium (<3 stories) 33%
- Condominium (>3 stories) 53%
- Townhome (more than five units attached) 28%
- Housing Cooperative 3%
- Other 12%

How many buildings does your community have?

- One 23%
- 2-5 19%
- 6-10 12%
- more than 10 46%

Is your community an active adult community (owners are required to be 55 years or older)?

- Yes 12%
- No 88%

How many units in your community?

- Less than 25 7%
- 26-100 35%
- 101-250 31%
- 251-400 13%
- 401-750 5%
- 751-1000 3%
- 1001-2000 3%
- 2001-3000 1%
- More than 3000 1%

What is the age (in years) of your community?

- 1-10 5%
- 11-15 7%
- 16-20 13%
- 21-30 17%
- 31-40 19%
- 41-50 21%
- more than 51 17%

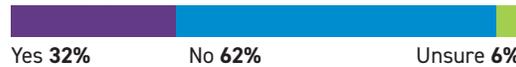
Have there been any major renovations or additions to the community since its construction?



Has your community experienced a balcony, parking structure, or building collapse?



Does your building/community have existing, pending, or imminent major repairs related to the building, parking garage, and/or balconies?



Are there any environmental or life safety concerns with your building(s)/community?



Does your community have a reserve study?



What best describes your community reserve fund?

- 26% Fully funded for major structural components (roofs, plumbing, electrical systems, load-bearing walls or other primary structural members, floors, foundations, fireproofing & fire protection systems, waterproofing, exterior painting, windows)
- 11% Fully funded (the funds will be saved once replacement of a major component is needed)
- 25% 50% or more funded (we have about half of what we should have in planning for replacement of major components)
- 32% Less than 50% funded (we have less than half of what we should have in planning for replacement of major components)
- 1% We do not have a reserve fund
- 6% Other

If your building/community is undergoing major repairs, how are you funding the repairs?

- Not applicable 27%
- Reserve funds 56%
- Operating funds 13%
- Increasing assessments 16%
- Special assessment 29%
- Bank Loan 12%
- Other 6%

How do you communicate with residents regarding major maintenance issues, inspection concerns, or other structural integrity concerns?

- Email 83%
- Newsletters 45%
- On-line platforms 28%
- Regular board meetings or annual meeting 84%
- Special meetings specifically related to building safety and maintenance 37%
- Other 8%



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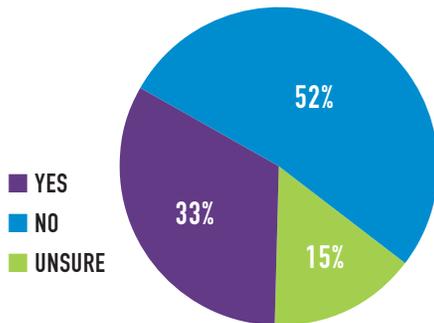
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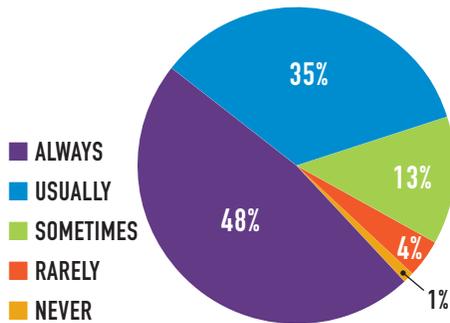
MARCH/APRIL 2024

MAINTENANCE

Does your community have a maintenance manual?



Has regular maintenance of your community been conducted?



What best describes your community's maintenance records?

- We have maintained records for the life of the building. **27%**
- We have records for the past 10 years. **27%**
- We have records for the past couple of years. **21%**
- We don't have any records. **5%**
- Unsure **12%**
- Other **8%**

INSPECTIONS

Please check the one below that best describes inspections undergone by your building(s)/community.

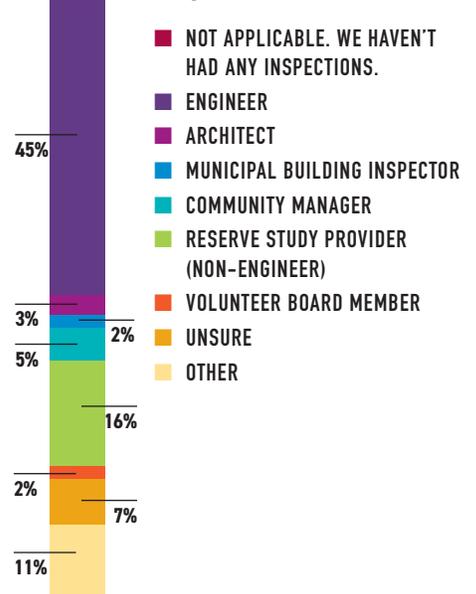
Facade inspection (by an engineer, architect, or building inspector) of the...

- exterior of the building only within the last three years. **16%**
- exterior of the building and balconies within the last three years. **16%**
- exterior of the building, balconies, and parking garages within the last three years. **17%**
- exterior of the building and balconies within the last 5-10 years. **9%**
- exterior of the building and balconies within the last 5-10 years. **5%**
- exterior of the building, balconies, and parking garages within the last 5-10 years. **6%**

Has your community found it difficult to find a qualified professional to conduct inspections of your building, balconies, or parking garages?



Who has conducted your inspections?



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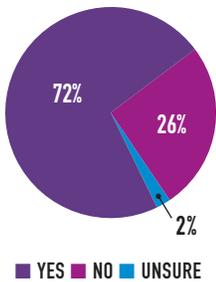
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FLORIDA respondents: Are you in a county that requires a 30 or 40 year certification/building inspection?

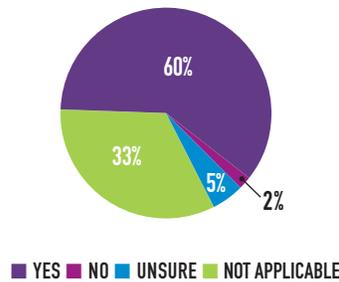


FLORIDA RESPONDENTS

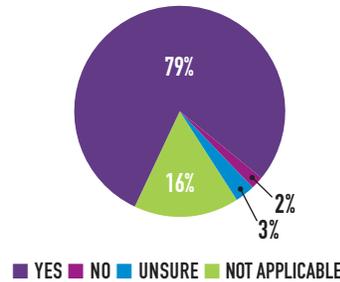
Is your community currently required to conduct a milestone inspection (condo and coop buildings 3 stories or higher that are 30 years or older)?



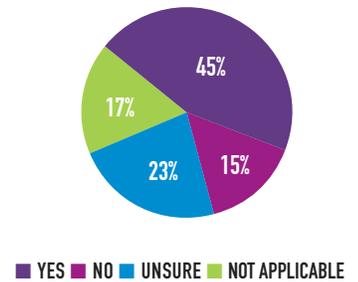
Will your community meet the compliance deadline of obtaining a milestone inspection by December 31, 2024 for those buildings 30 years old or older?



Will your community (buildings 3 stories or more), have a structural integrity reserve study completed by December 2024?



Will your community (building 3 stories or more), have funded your structural integrity reserve study by December 2024?

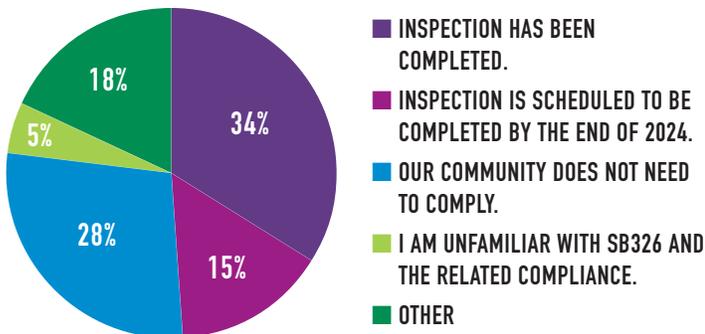


If you are unable to fund your structural integrity reserves by December 2024, what are the reasons?

- 11% Our community, by law, may not increase assessments the % needed to fund the structural integrity reserve fund.
- 25% Our homeowners do not have the financial capacity to fund the structural integrity reserve fund.
- 36% Our insurance premium increased dramatically and we do not have enough resources to fund the structural integrity reserve fund.
- 57% Other

CALIFORNIA RESPONDENTS

What is the status of your community's compliance with SB326 (California Balcony Inspection bill)?



What challenges have you found related to compliance with SB 326 (California's balcony inspection bill)?

- Unaware of the requirement. 17%
- Unable to find qualified professionals to conduct the inspections. 8.5%
- Lack of funds to conduct the inspection. 28.5%
- Lack of interest by the board to conduct the inspection. 12%
- Lack of interest by the residents to conduct the inspection. 16%
- Other 50%



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