

Common Area Appendix:

FOR CONDOMINIUMS, TOWNHOUSES, SUBDIVISIONS WITH COMMON AREAS, And COMMERCIAL PROPERTIES SHARING COMMON AREAS:

Typically, ownership of a condominium means the 'owner' has a fee simple title to the air space contained within the walls, floors, and ceilings of the 'owner's' unit, and an undivided share in all of the "common areas" of the condominium/ commercial development project in which the unit is located. Common areas typically include the building exteriors, the roof, foundation, the land on which the development is established, parking areas, landscape and any recreational facilities or additional site features the development may have. Common elements are typically maintained by and insured by the Homeowners Association or property management group affiliated with the development. While common elements may have been inspected in the course of completing this home/commercial inspection, items noted that are of concern to the client should be brought to the attention of the Homeowners Association and/or property management group, and are typically not within the direct control or responsibility of the individual unit owner.

Common areas (e.g., walls, foundation, roof, etc.), shared by more than one unit, common mechanical systems (e.g., garage, water heater, laundry, etc.) used by more than one unit, and areas typically under the jurisdiction of the homeowner's association or property management group (e.g., exterior grounds, exterior structure, and exterior systems) will not be inspected.

Common components and common areas: Bittner Property Inspections does not test, analyze, inspect, or offer an opinion on the condition or function of areas or structural components common to more than one unit, systems serving more than one unit, or areas which typically are under the jurisdiction of a homeowners' association, including, but not limited to, structure exterior (including decks, balconies, porches, patios, and parking structures), roof, chimney foundation, fences, and utility service entries.

Some areas or systems may or may not be under the jurisdiction of the association/property management group (garage, water heater, laundry, etc.). Homeowners' associations and property management group sometimes have qualified personnel who can assist Client with many areas of concern, sometimes at little or no cost. Recommend always consulting with homeowners' association/ property management group prior to commencing any work whatsoever. **BEFORE CLOSE OF ESCROW, WE RECOMMEND:** (1) Walking property to determine if homeowners' association/property management group is maintaining structures and property in a condition satisfactory to Client; (2) Having qualified homeowners' association/ property management group personnel inspect all common area structural systems and mechanical components servicing this condominium or town home, particularly, but not limited to, foundation, structure exterior, roof, and chimney; (3) Acquiring homeowners' association public records, minutes, bylaws, budget, etc., to help determine any consistent problems with common area grounds or components; (4) Checking with homeowners'/property owners association concerning Client's responsibility and any non-recurring fees, dues, or assessments which might be forthcoming.

<Print Name>

DATE: _____

TIME: _____

<Signature>