

Balcony Maintenance

The PPOC is spearheading an initiative to request Owners assist the Association to maintain and clean balconies and the conduct of a physical condition of the balconies.

Background: A few years ago the association conducted a four-year balcony renovation where the concrete slabs were repaired along with the installation of new railings. This project cost the association (your condo fee) about \$3 Million dollars. There was a warranty associated with the railing and slab against defects and material failure. We are approaching the end of the balcony warranty and the committee would like to determine whether there are any claims that should be filed prior to the expiration date.

Secondly, the committee wants to remind owners of their maintenance balcony responsibilities to avoid future concrete slab repairs or railing replacement. Also allow owners to preserve the balcony so as to protect their condominium investment.

Game plan: Associations Initiatives: For the next 60-90 days when an Owner request in-house maintenance (unclog sinks, replace fixtures, and so forth) the association would like to take less than 5 minutes and inspect your balcony for damage or deterioration. There is no cost involved and strictly volunteer. At the conclusion of the assessment the association will be able to determine whether repairs to balconies are required and to initiate a warranty claim. Please consider allowing the technician to perform this visual inspection which will take less than 5 minutes.

BALCONY CARE TIPS (Owner Responsibility)

Floor Surface

- Sweep it with a broom, or clean it with mild detergents, but avoid harsh solvents.
- Use soft brushes. Avoid scratching or gouging the coating with metal or other hard objects.

Tiling & Carpeting

- Carpeting is a bad idea because it traps moisture. Carpeting is okay if it is laid over a drainage mat such as Coverdeck.
- Tiling is okay if it is laid over a base consisting of primer and sand, with weep channels. Consult the office about technical requirements. Seal grout annually with a product such as Tileguard.

Aluminum Railings

- Clean railings with warm soapy water and non-abrasive brushes to protect coatings.
- Planter boxes, fake owls, dish antennas, and the like must be attached to railings with hooks or clamps, which should have soft backings to avoid scratching. Do not screw them into railings.