

**Alicante Owners Association
Homeowner Unit Inspection Check List**

Unit # _____ Inspection Date: _____

Laundry Room	Y/N	Comment	Related Owner Maintenance Committee Bulletin
A. Are there signs of current or prior water damage on baseboards or walls?			
B. Are there signs of corrosion or leaks on water supply hoses or fittings for washing machine?			
C. Can valves (supplying washing machine hoses) be exercised?		Close valves when not in use / away from home to reduce risk of flood.	Alicante OMC - Close Valves
D. Are washing machine hoses made of rubber?		Suggest rubber hoses be replaced with braided stainless-steel hoses to reduce flood risk from burst hose.	Alicante OMC - Washing Machine Hoses
E. Is the Dryer's lint filter clean?		Reduce fire risk and improve Dryer performance by keeping filter clean.	Alicante OMC - Dryer Filters
F. Is the secondary lint filter (metal box with plastic door; near ceiling) clean?		Reduce fire risk and improve Dryer performance by keeping filter clean.	<ul style="list-style-type: none"> • Alicante OMC - Dryer Filters • Alicante OMC - Dryer Duct Cleaning
G. Is the secondary lint filter (metal box with plastic door; near ceiling) cracked/torn/broken?			Alicante OMC - Dryer Filter Replacement
Air Conditioning Closet	Y/N	Comment	Related Owner Maintenance Committee Bulletin
A. Does the filter on the air conditioner need to be replaced?		HVAC works better, saves electricity with clean filter.	Alicante OMC - HVAC Filters
Bathroom 1 – Master	Y/N	Comment	Related Owner Maintenance Committee Bulletin
A. Are there signs of water damage on baseboards and walls from current or prior water damage?			
B. Are there signs of corrosion or leaks on water supply hoses to the toilet?			
C. Are there signs of corrosion or leaks on water supply hoses to the sinks?			
D. Is the toilet in good and working condition, flapper valve is not leaking (use blue dye tabs)?		Replace leaking flapper valve to save water.	Alicante OMC - Toilet Flapper

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E. Is the shower in working condition and all components secure?		Hard to turn shower/tub lever can be replaced.	Alicante OMC - Shower Tub Cartridge
F. Is the escutcheon plate around the shower/tub lever sealed?			
G. Can valves be exercised under sink and toilet?		Close valves when not in use / away from home to reduce risk of flood.	Alicante OMC - Close Valves
H. Is the caulking around the tub/shower in good condition?		Gaps in caulk can permit water behind walls, leading to rot and mold concerns.	
I. Are LED bulbs used in bathroom recessed cans?		LED bulbs use less than half the electricity for same light – compared to incandescent bulbs.	Alicante OMC - Bathroom LED Bulbs
Bathroom 2 – Secondary If applicable	Y/N	Comment	Related Owner Maintenance Committee Bulletin
A. Are there signs of water damage on baseboards and walls from current or prior water damage?			
B. Are there signs of corrosion or leaks on water supply hoses to the toilet?			
C. Are there signs of corrosion or leaks on water supply hoses to the sinks?			
D. Is the toilet in good and working condition, flapper valve is not leaking (use blue dye tabs)?		Replace leaking flapper valve to save water.	Alicante OMC - Toilet Flapper
E. Is the shower in working condition and all components secure?		Hard to turn shower/tub lever can be replaced.	Alicante OMC - Shower Tub Cartridge
F. Is the escutcheon plate around the shower lever sealed?			
G. Can valves be exercised under sink and toilet?		Close valves when not in use / away from home to reduce risk of flood.	Alicante OMC - Close Valves
H. Is the caulking around the tub/shower in good condition?		Gaps in caulk can permit water behind walls, leading to rot and mold concerns.	
I. Are LED bulbs used in bathroom recessed cans?		LED bulbs use ~ 80% less electricity compared to incandescent bulbs.	Alicante OMC - Bathroom LED Bulbs

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Bathroom 3 – Third If applicable	Y/N	Comment	Related Owner Maintenance Committee Bulletin
A. Are there signs of water damage on baseboards and walls from current or prior water damage?			
B. Are there signs of corrosion or leaks on water supply hoses to the toilet?			
C. Are there signs of corrosion or leaks on water supply hoses to the sinks?			
D. Is the toilet in good and working condition, flapper valve is not leaking (use blue dye tabs)?		Replace leaking flapper valve to save water.	Alicante OMC - Toilet Flapper
E. Is the shower in working condition and all components secure?		Hard to turn shower/tub lever can be replaced.	Alicante OMC - Shower Tub Cartridge
F. Is the escutcheon plate around the shower lever sealed?			
G. Can valves be exercised under sink and toilet?		Close valves when not in use / away from home to reduce risk of flood.	Alicante OMC - Close Valves
H. Is the caulking around the tub/shower in good condition?		Gaps in caulk can permit water behind walls, leading to rot and mold concerns.	
I. Are LED bulbs used in bathroom recessed cans?		LED bulbs use ~ 80% less electricity compared to incandescent bulbs.	Alicante OMC - Bathroom LED Bulbs
Kitchen	Y/N	Comment	Related Owner Maintenance Committee Bulletin
A. Are there signs of water damage on baseboards and walls from current or prior water damage?			
B. Are there signs of corrosion or leaks on water supply hoses to kitchen sink or dishwasher, or drain pipe?			
C. Is the seal between the kitchen sink and the granite countertop in good condition?			
D. Do both sides of the kitchen sink drain properly?			
E. Can the valves be exercised under the sink - kitchen faucet and dishwasher supply lines?		Close valves when not in use / away from home to reduce risk of flood.	Alicante OMC - Close Valves
F. Is the dishwasher filter clean?		A clean filter improves dishwasher performance.	Alicante OMC - Dishwasher Filter

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G. Does the garbage disposal run properly? Are there leaks/drips from the garbage disposal drain pipe or bottom?		The garbage disposal may have rusted thru and need to be replaced.	Alicante OMC - Garbage Disposal Replacement
H. Are the plastic covers for the kitchen/bar counter brackets cracked?			Alicante OMC - Bracket Cover
I. Are LED bulbs used in kitchen recessed cans?		LED bulbs use less than half the electricity for same light – compared to incandescent bulbs.	Alicante OMC - Kitchen LED Bulbs
J. If the refrigerator has a toe-kick grill, does it appear obstructed by pet fur or dust?		Fridge works better, saves electricity with clean coils.	Alicante OMC - Alicante OMC - Refrigerator Coil Cleaning
Windows	Y/N	Comment	Related Owner Maintenance Committee Bulletin
A. Are there any window seals that are damaged or missing?			Window Repairs - Vendor Reference sheet
B. Do the operable windows work?			
C. Are there any loose or broken window handles?			
D. Are there any signs of leaking windows or water intrusion from the curtain wall?			
Fire Safety	Y/N	Comment	Related Owner Maintenance Committee Bulletin
A. Are smoke detectors with non-replaceable batteries still within their useful life? – Less than 10 years old?			Alicante OMC - Smoke Detector Replacement
B. Are any smoke detectors disconnected?		Don't disconnect smoke detectors. If a detector is making noise, it needs a new battery, it needs to be cleaned, or it needs to be replaced. See bulletins for more info.	<ul style="list-style-type: none"> • Alicante OMC - Smoke Detector Battery • Alicante OMC - Smoke Detector Cleaning • Alicante OMC - Smoke Detector Replacement
C. Does the unit have at least one combo smoke/CO monitor?			
D. Are any Items hanging from the fire sprinklers?		Not allowed per Fire Code	
E. Are any fire sprinklers painted?		Not allowed per Fire Code	
F. Are any items closer than 18 inches to a fire sprinkler (e.g.; inside closets)?		Not allowed per Fire Code	
Living Room - Thermostat	Y/N	Comment	Related Owner Maintenance Committee Bulletin

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A. Cooling works?			Alicante OMC - HVAC Checkup
B. Heating works?			Alicante OMC - HVAC Checkup
Alicante TV Antenna	Y/N	Comment	Related Owner Maintenance Committee Bulletin
A. Is the Owner aware that Alicante's TV antenna can provide them local TV channels (ABC, NBC, PBS, etc.) for no monthly cost?		TV from Alicante's antenna plus streaming (Netflix, Hulu, etc.) can provide an alternate to cable TV.	Alicante OMC - Off-Air TV System

Comments:

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