

1 Overall perspective - image and CURB APPEAL - reactions to the "newcomer" ...

What are the 1st impressions? _____

2 What do the floors look like to the "average" and/or "upscale person"? E.g. the rental units may be "average" and high end condos "upscale"?

- Edges, corners?
- Oxidation, rust.....?
- Disintegration (early treated better).....?
- Are tiles level ("lippage").....?
- Are any areas discolored by waxes or planter spills, stains.....?
- Any stains? Cracks? Hairline difficulty?
- Wax, topcoats (how thick are they?)?
- Scratches or "gouges"?
- Other impressions, weak points, e.g. _____
 - Grout is its own category - it can be just dirty or DISCOLORED (big difference) and, rarely does new, patched grout match the aged, discolored grout ...
- Elevator cab floors (and walls) take a beating. Low luster & protection helps
 - Entry runners good, but keep underside dry!

3 The Walls of Natural Stone ... impressions?

- Are there machine/mop line stains?
- Condition of baseboards/treatment.....?
- Outside walls, façade pollution effects.....?
- Are the slab joints strong/clean.....?
- Oxidation (esp. white stone).....?
- Humidity, dust build up hurts.....?
- Most restoration & maintenance companies insured to only 3 stories (if at all)
- Special cases like TRAVERTINE walls may need on-site epoxy to beautify ...

Executive Assessment Sheet, 2017 continued ...

4 Any ledges, planter boxes or columns? With natural stone?

Condition and impressions? (usually more labor, more expense)

Other observations: floors, walls, columns, etc.:

5 Stairs, stairwells ... now able to be sealed "annually" with anti-slip agents.

But, lower luster, anti-slip tapes, & sealed 2x's with good sealer helps ...

And, "chips", "dings" on edges of stairs can be a drag ... epoxy fill or smoothing?

Finally, if stair(s) is loose, act fast, consult your local MIA member or Sungloss

6 Don't forget the security desk or, reception desk! Motivate by renewing the Marble, Granite,

Limestone, etc ... desks ... ("do unto others" ...)

7 Other general observations, comments: _____
