



KAEHAM CONSTRUCTION PRESENTATION
MARCH 20, 2025 BLOOMINGTON CHAPTER ONLY



HOA LEADERSHIP NETWORK



By Board Leaders. For Board Leaders.

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Spring Walks for Homeowner Associations

Focusing on Building Components




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Agenda Overview

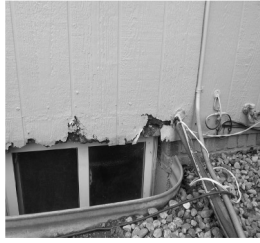
- The Importance of Spring Walk
- Key Components to Inspect During a Walk
- The Value of Professional Expertise
- Visual Examples
- Next Steps



3

Identifying Winter Damage and Deterioration Early

- Detect winter damage early, preventing further complications.
- Look for signs of damage caused by snow, ice, and cold temperatures, such as cracks, rot, peeling finished surface.
- Addressing winter damage proactively ensures the longevity of the property and avoids costly repairs later.



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Preventive Maintenance

Cost Savings

Prolong Equipment Life

Safety Improvements



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Enhancing Property Value and Aesthetics

Community Aesthetics

Increased Property Value



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Decks

Structural Components

- Posts
- Joists
- Ledger
- Footings

Decking Boards



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Decks continued

Railing and Guardrails

- Rot/Material conditions
- Connections
- Height and Spacing

Fasteners and Hardware



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**Inspecting Windows, Doors, and
Light Fixtures**

Window Condition

Door Condition

Light Fixtures



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Evaluating Roofs, Siding, and Exterior Finishes


Roof Inspections

Siding and Trim Condition Checks

Exterior Finishes

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Assessing Foundation and Concrete Structures

Identifying Cracks

Signs of Settling

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Landscaping and Drainage Systems

Importance of Landscaping

Effective Drainage Solutions

Preventing Interior Flooding and Erosion

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Garage Doors and Entryways

Garage Door

Entryway Doors



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Mailbox Maintenance and Inspection

- Check for proper alignment and secure fastening.
- Evaluate the condition of mailbox posts and supports.
- Consider aesthetic upgrades to enhance community appearance.



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Common Issues and How Professionals Can Identify Them

Expertise in Spotting Issues

Cost-Effective Solutions



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Long-Term Savings and Quality Assurance

Cost Prevention

Quality Repairs

Long-Term Savings



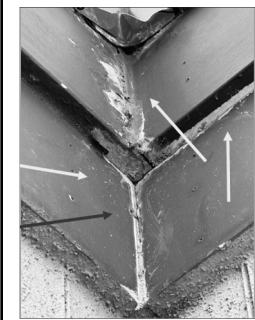
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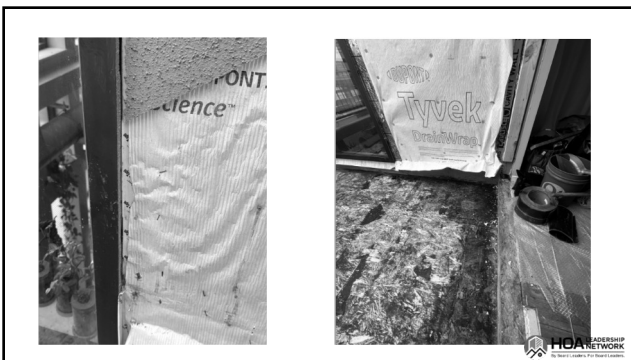




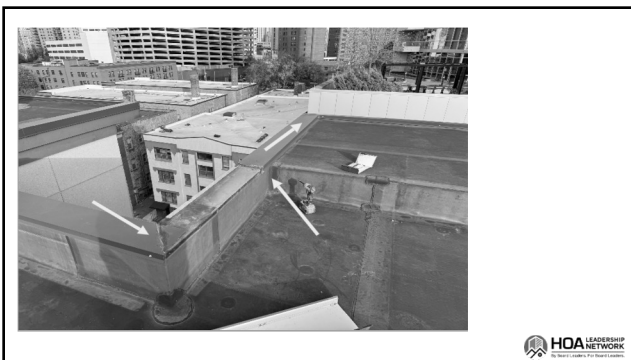
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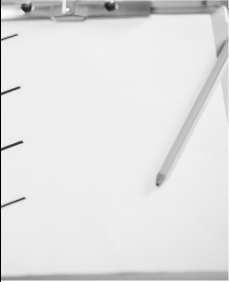
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Encouragement to Schedule Professional Assessments

Importance of Professional Assessments

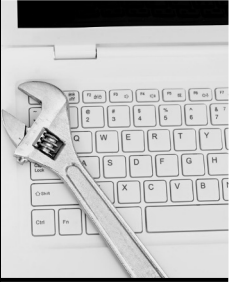
Early Detection

Compliance

\$\$\$ For Inspections




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Tools for Inspections

- **Report and Run**
There are a lot out there but something easy to use and inexpensive allows for pictures and text along with picture. Can download into a pdf/word doc for sharing or editing. Can add after the fact as well
- **Excel docs**
Can use on cell phone or tablet while walking around to capture a report.
- **Hand Written**



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