

P.S. & ASSOCIATES U/W AGENCY, INC.  
10700 MONTGOMERY ROAD #320  
CINCINNATI, OH 45242

CONDOMINIUMS

1. NEED THE DETAILS OF ANY SWIMMING FACILITIES AVAILABLE FOR USE:
  - a)  BEACH  POOL  POND OR LAKE
  - b)  DIVING BOARDS HEIGHT ABOVE THE WATER? \_\_\_\_\_  
NUMBER OF BOARDS? \_\_\_\_\_
  - c) DEPTH OF WATER BELOW THE BOARDS? \_\_\_\_\_
  - d) DESCRIBE THE LIFE SAFETY DEVICES AVAILABLE AT THE POOL: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  - e) LIFEGUARDS ON DUTY DURING TIME OPEN?  YES  NO
  - f) DEPTH OF WATER? \_\_\_\_\_
  - g) IS POOL FENCED WITH A SELF LOCKING GATE?  YES  NO
  - h) ARE THERE ANY WATER SLIDES ASSOCIATED WITH THE ABOVE  
OPERATIONS? DETAILS: \_\_\_\_\_  
\_\_\_\_\_
2. ARE THERE ANY BRIDGES, OPEN CULVERTS OR OPEN STORM SEWERS ON THE  
PROPERTY? DESCRIBE: \_\_\_\_\_  
\_\_\_\_\_
3. ARE THERE ANY PONDS OR LAKES ON THE PROPERTY?  YES  NO  
IF SO:
  - a) IS THIS FENCED?  YES  NO
  - b) IS THERE A DAM ASSOCIATED WITH THIS LAKE/POND?  YES  NO
  - c) WHAT IS THE DEPTH OF THE WATER? \_\_\_\_\_ HOW LONG IS THIS  
BODY OF WATER? \_\_\_\_\_
  - d) ARE BOATS, FISHING, ICE SKATING ALLOWED?  YES  NO
4. ARE THERE PLAYGROUNDS, TENNIS, BASKETBALL, OR VOLLEYBALL COURTS ON  
PREMISES?  YES  NO  
DETAILS (included type of equipment) \_\_\_\_\_  
\_\_\_\_\_
5. IS THERE SECURITY FOR THE PREMISES?  YES  NO
  - a) IS SECURITY PROVIDED BY AN INDEPENDENT CONTRACTOR?  
 YES  NO IF SO, COST OF CONTRACT? \_\_\_\_\_
  - b) IS SECURITY PROVIDED BY AN EMPLOYEE?  YES  NO WHAT IS THAT  
EMPLOYEE (S) SALARY? \_\_\_\_\_

- c) ID THE SECURITY ARMED?  YES  NO PROVIDE DETAILS OF ARMS TRAINING: \_\_\_\_\_
- d) ID THIS A "GATED" COMMUNITY?  YES  NO
- e) IS ACCESS PROVIDED BY 'BUZZ IN'?  YES  NO
- f) ARE THERE ANY OTHER SECURITY FEATURES?  YES  NO IF SO, PLEASE EXPLAIN: \_\_\_\_\_  
\_\_\_\_\_
6. WHAT PERCENTAGE OF THESE CONDO'S ARE:
- a) MERCANTILE OF COMMERCIAL? \_\_\_\_\_ WHAT OCCUPANCY? \_\_\_\_\_
- b) TIME SHARE? \_\_\_\_\_ HOW MUCH OF THE YEAR? \_\_\_\_\_
- c) NON-RESIDENT OWNER WHO HAS LEASED TO OTHERS? \_\_\_\_\_
- d) VACANT? \_\_\_\_\_ HOW LONG? \_\_\_\_\_
- 7) HOW MANY STORIES OF/ARE THIS/THERE BUILDING (S)? \_\_\_\_\_
- 8) WHO IS RESPONSIBLE FOR THE MAINTENAINCE AND REPAIR OF THE HVAC & PLUMBING SYSTEMS?  ASSN.  UNIT OWNER
- 9) HOW IS SNOW REMOVEAL HANDLING? \_\_\_\_\_
- a) IF SUBCONTRACTED, DOES THE SUB HOLD OUR CLIENT HARMLESS & PROVIDE COI'S NAMING OUR CLIENT AS AN AI?
- 10) WHAT IS THE CONSTRUCTION? \_\_\_\_\_
- 11) ARE THERE BALCONIES?  YES  NO
- a) IF YES, HOW OFTEN ARE THEY CHECKED FOR STRUCTURAL SOUNDNESS BY THE ASSN.? \_\_\_\_\_
- b) IS A WRITTEN RECORD KEPT OF THESE CHECKS?  YES  NO
- 12) IS/ARE THE BUILDING (S) FULLY SPRINKLERED?  YES  NO
- a) IF NO, WHAT PART, IF AN IS PRINKLERED? \_\_\_\_\_
- b) WHEN WAS THE LAST SPRINKLER CHECK PERFORMED? \_\_\_\_\_
- c) WHAT WERE THE RESULTS OF THYAT CHECK? \_\_\_\_\_
- 13) IS/ARE THE BUILDING (S) EQUIPED WITH SMOKE ALARMS?  YES  NO
- a) ARE THESE ALARMS HARD WIRED CS?  YES  NO
- b) HOW OFTEN IS THE; HARD WIRE SYSTEM CHECKED? \_\_\_\_\_
- c) IS A WRITTEN RECORD OF THOSE CHECKS KEPT?  YES  NO
- d) IF THEY ARE BATTERY ALARMS, WHO IS RESPONSIBLE FOR THEIR MAINTENANCE?  ASSN  UNIT OWNER
- e) IF THE ASSN IS RESPONSIBLE, DO THEY KEEP WRITTEN RECORDS OF WHEN THE BATTERIES ARE CHECKED?  YES  NO
- 14) IS THE PROPERTY COMPLETELY BUILT AND SOLD?  YES  NO
- 15) IS THE BUILDER A MEMBER OF THE ASSN. BOARD?  YES  NO