**YORK CONDOMINIUM CORP # 84**

**STATUS CERTIFICATE**

**MEMBER**

**SELF EVALUATION**

If you are intending to request a Status Certificate you may want to complete a self-evaluation before paying for the official Status Certificate. Surprises will be minimized or eliminated. Before requesting and paying for a Status Certificate you can correct areas identified as a concern.

This Self Evaluation is a guideline only. It is not meant to be a complete evaluation. When on-site the evaluator may make other observations. This is only meant to be a self-help guideline.

**GOOD CONDITION**

in general means no dents, tears, worn areas, etc.

**GENERAL**

\_\_\_\_\_\_ Gas Utility – By-law 13, # 3.2 “…No exposed external gas pipe shall run long

 the outside of the building. “Also Rule 20 #4.v)b)

\_\_\_\_\_\_ Rule 16 #3.2.2”-For driveways repair-The member is responsible for repairs

 after damage to the driveway .The corporation will do the repairs.

**FRONT**

\_\_\_\_\_\_ Gardens, shrubs & garden boarders - member’s/purchaser’s

 responsibility.

\_\_\_\_\_\_ Broken/missing patio stones/bricks – no gaps between

\_\_\_\_\_\_ Patio free of weeds

\_\_\_\_\_\_ Grading – 7 7/8 inches from top of step riser and even with the driveway

\_\_\_\_\_\_ Step riser to porch cannot exceed 7 7/8 inches high

\_\_\_\_\_\_ Porch painting/carpeting (no tears)/etc. in good order

\_\_\_\_\_\_ Garbage room and side garage doors in good condition

\_\_\_\_\_\_ Door handles operable – no screwed on latches for padlocks, etc.

\_\_\_\_\_\_ Mail box exists and in good condition

\_\_\_\_\_\_ Porch light exists & in good condition

\_\_\_\_\_\_ Inside garage sealed to prevent carbon monoxide getting into house

\_\_\_\_\_\_ Working front screen door – glass & screen in good condition

\_\_\_\_\_\_ Window to side of house door good condition & has storm window

\_\_\_\_\_\_ Windows & doors must be sealed properly

\_\_\_\_\_\_ All windows good condition \_\_\_\_\_\_ screens on all opening windows

\_\_\_\_\_\_ Nothing attached to a common element

\_\_\_\_\_\_ Cabling (telephone, TV, Internet, etc.) enter house as per rule 18

\_\_\_\_\_\_ Bedroom windows - opening windows must have good condition external

 window screen

\_\_\_\_\_\_ Driveway in good condition – no oil, etc. damage

\_\_\_\_\_\_ Garage large metal door in good condition

\_\_\_\_\_\_ There cannot be any structure on common element areas (rule 16)

**BACK**

\_\_\_\_\_\_ Gardens, shrubs & garden boarders - member’s/purchaser’s

 responsibility.\_\_\_\_\_\_ Shrubs do not go beyond 9.5 feet from house

\_\_\_\_\_\_ Broken/missing patio stones/bricks – no gaps between

\_\_\_\_\_\_ Patio free of weeds

\_\_\_\_\_\_ Patio must slope away from the house

\_\_\_\_\_\_ When there are 3 steps to the house there must be a hand rail

\_\_\_\_\_\_ Steps to the house in good condition

\_\_\_\_\_\_ All non-opening windows must be thermal pane or have storm windows

\_\_\_\_\_\_ Each opening window must have a good condition screen

\_\_\_\_\_\_ There must be a storm screen door in good condition (walk out basements

 exempted

\_\_\_\_\_\_ All screens and glass in place & in good condition

\_\_\_\_\_\_ There must be a good condition working patio light

\_\_\_\_\_\_ There must be a working wall electrical outlet

\_\_\_\_\_\_ There cannot be any structures (rule 16)

\_\_\_\_\_\_ The basement window must be workable & not have been filled in with

 anything; such as, glass blocks, etc.

\_\_\_\_\_\_ Windows & doors must be sealed properly

\_\_\_\_\_\_ There must be an easy to use good working back water tap. \_\_\_\_\_\_ Easily

 accessible \_\_\_\_\_\_ can a washer be replaced \_\_\_\_\_\_ can the whole tap

 be removed & replaced

\_\_\_\_\_\_ Any back venting must be clear & accessible so any vent cover can be

 \_\_\_\_\_\_ Building brick & woodwork must be in good condition

\_\_\_\_\_\_ Horizontal & vertical piping across the house not permitted

\_\_\_\_\_\_ Air conditioner compressor cannot block the basement window

\_\_\_\_\_\_ Cladding – must be in good condition.

\_\_\_\_\_\_ Patio - only bar-b-que & patio furniture

**GARAGE**

\_\_\_\_\_\_ Gyprock walls damage

\_\_\_\_\_\_ There is an Electronic Vehicle Charging Station

\_\_\_\_\_\_ Electronic Vehicle Charging Station Condo Indemnity Agreement registered

 to title of the property

\_\_\_\_\_\_ Water tap present

\_\_\_\_\_\_ Garage floor damaged

\_\_\_\_\_\_ Walls sealed preventing carbon monoxide to enter townhouse

\_\_\_\_\_\_ Has single ceiling light bulb; \_\_\_\_\_\_ more is an improvement

**INSIDE THE TOWNHOUSE**

\_\_\_\_\_\_ Main water tap appears in good condition

\_\_\_\_\_\_ Main water tap not obstructed – must be clear working room for plumber

 to work to repair/replace tape

\_\_\_\_\_\_ Electrical Panel \_\_\_\_\_\_ fuse box; \_\_\_\_\_\_ circuit breakers (improvement)

\_\_\_\_\_\_ Basement floor drain clear

\_\_\_\_\_\_ Plumbing discharge connection(s) found after “U” filter trap point.

\_\_\_\_\_\_ Units without basement walkout – basement window unobstructed & can

 easily open

\_\_\_\_\_\_ Basement floor drain easy to find and unobstructed