

CONNOR

COMPLIANCE CORNER

March 2018



Advantages of Drones for Property Management



Exterior Building monitoring and inspections

Save time and money getting real-time images of individual components or property-wide without a ladder or access to units. Such as:

- Roofs
- Balconies
- Cooling towers
- Cornice and soffits
- Sediment ponds
- Structural defects
- Gutter clogs
- Caulking and sealant conditions
- Fire escapes



Coming next: Moisture Infiltration



Interior Building Monitoring and Inspections

Why spend time and money following personal protection regulations (e.g. PPE, ladder safety, etc.) necessary for safely having a human enter confined spaces and clean up afterward? CONNOR can help save money by inspecting:

Attics

- Insulation
- Venting
- Moisture infiltration
- Fire damage assessment

Crawl spaces

- Plumbing leaks
- Moisture infiltration
- Critter detection
- Structural defects

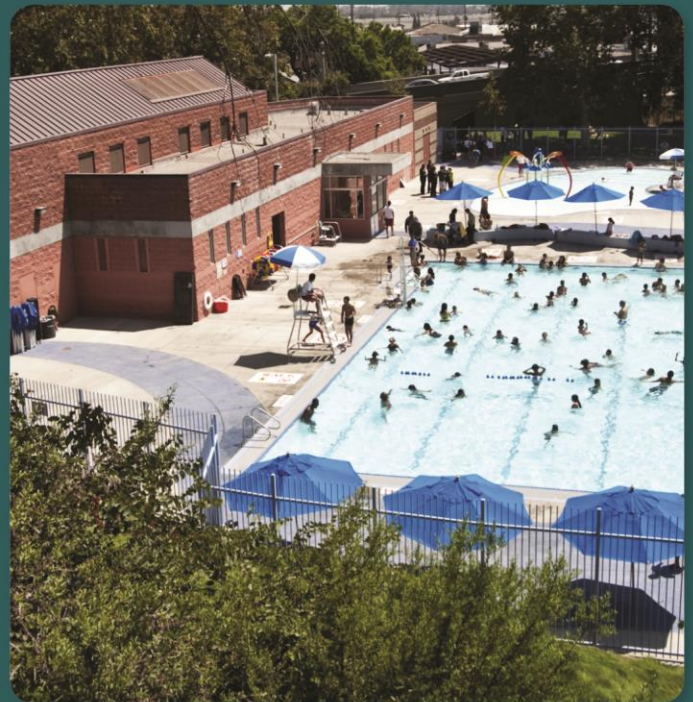
Common Areas

- Elevator shafts
- Fire escapes
- Fire damage

Advertisement

Looking to add “Pop!” to your brochures, videos, and ads? A bird’s-eye view provides a new angle for property-wide photos/videos of:

- Building
- Pool facilities
- New construction progress
- Property maps
- Playgrounds



Construction/renovation/ maintenance monitoring

- Time lapse photography
- Exterior completion inspections
- Scheduled building check-ups
 - ▲ Spring and fall gutter
 - ▲ 1/3/5 year roof and structure plans
- Snow removal progress and staging
 - ▲ Car and structure map marking



Risk Reduction-Price Reduction

Compliance and Sustainability Solutions • Savings of 30%-60%!



Spring into the Rental Season

Time is money when it comes to moving tenants out and moving new tenants in. Every day is crucial to operate like a well-oiled machine.

Risk Reductions are the last piece to getting that new tenant in. Wouldn't it be nice to have your Risk Reduction inspection completed on a Friday and get the certificate on Saturday?

Not to mention a price break that is tough for others to touch?

March 1, 2018 thru July 1, 2018

- Reduced rate - \$5.50 per wipe
- Saturday service
- 24-48 hour report turnaround
- Comprehensive checklist

Must mention this flier when scheduling to receive reduced pricing.

Other savings offered

Pre-site review for properties that are up for their 2 year Limited Lead Free re-evaluation—\$125.00

- Have an accredited Risk Assessor walk your site to point out the areas of interest. *Not a punchlist.
- Have better understanding of what the regulations require to pass.
- Know where your property stands before you have the inspection.

Disclosure form review —\$75.00

- Be confident that your forms meet federal and state disclosure regulations.

Disclosure form audits/ starting @ \$1,000.00 per property

- Ensure all of your tenant files are up to date
- Save the time and effort of sorting through hundreds of files
- Receive electronic reporting of findings within 24hrs of completion.

*CONNOR celebrates its 27 years of compliance services with the rental community.
What better way to say thank you than to bring quality service at a great price?
-Michael S. Spangler • Operations Manager*

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INSTITUTE

Working to Remove Potential Compliance Barriers

with our lowered training fees from March 1, 2018 through July 1, 2018

EPA Renovation, Repair, and Painting

Initial **One day** - \$90/person • Refresher **Half day** - \$45/person

Maryland Risk Assessor

Refresher **One day** - \$90/person

Maryland Maintenance & Repainting Supervisor

Initial **Two day** - \$180/person • Refresher **One day** - \$90/person

Register at connorinstitute.com using discount code: **1CI2018**.

Compliance Corner brought to you by Michael S. Spangler • Operations Manager

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