

Elms at Montjoy Property Condition Assessment



The Elms at Montjoy is a garden apartment community, constructed in 2005, located in Ellicott City, Maryland. It consists of twelve buildings and a total of 286 dwelling units, a clubhouse-leasing building with exercise room and outdoor pool, five multi-car garages and a maintenance building. Parking is provided through-out the site adjacent to individual building entrances. Dwellings are accessed either on grade or via breezeways. Dwellings are equipped with individual heat pumps serving each unit, balconies or patios, a full range of kitchen appliances and one or more bathrooms. Apartment finishes include painted drywall, vinyl flooring in bathrooms, carpet through-out except laminated wood floors in kitchens. The buildings are protected by an automatic sprinkler system and there are fire alarms within each breezeway connected to smoke detectors within each dwelling.

Challenge: Determine the general condition of the property and anticipated repairs.

Value Added: Davidson & Associates review of the property identified: although the building are being generally well maintained, due to the age of the building, several of the components will need replacement or repaired within the next few years. D&A also identified repairs required: to the steel stairs due to rusting, damage to some of stone veneer vinyl siding and soffits as well as missing shingles at several locations. D&A recommended a full roof survey to identify missing shingles.

Service performed: Property Condition Assessment

Duration: 2019