

Towers HOA Policy on Unit Inspections

The Towers has had a policy on unit inspections that dates back to August 2014. These supplements to that policy to provide for mandatory periodic unit inspections to be conducted by property management in order to protect and insure appropriate maintenance of our common elements. In the recent past, the Towers has experienced a number of instances where roof leaks or leaks in the radiant heating system and domestic water and drain pipes have gone undetected, often occurring in areas of a unit that have been locked off or in spaces not routinely checked by owners or other people occupying a unit. Subsequent repairs have resulted in significant unbudgeted expenses for owners and the HOA.

With this in mind, and as authorized in §2.4 of the Declarations providing for an easement on behalf of the Association to inspect for events impacting water, heat or any other utility provided or paid for as a common expense by the Association and §5.7 of the Declarations providing for periodic inspections, as determined by the Association's Board, the Board, in furtherance of its responsibilities, and in addition to the rights outlined in the August 2014 policy, will implement the following policy on periodic unit inspections:

- All units in the Towers will be subject to periodic mandatory inspections and Property Management will notify owners approximately one-week in advance of when inspections are scheduled;
- The periodic inspections will be conducted on a monthly basis;
- The inspections of all units will involve the use of an infrared camera to scan select ceiling and upper wall areas in bedrooms, bedroom closets, bathrooms, living rooms, and the kitchen and dining areas as well as the carpeting by the radiant heater zone valves and the kitchen sink area (many of these areas are not routinely inspected by owners or tenants);
- Property Management staff will knock to announce their presence and to request entry. In the event that an owner or tenant declines to permit entry, Property Management staff will honor that request but property owners will be responsible for any damage resulting from leaks to their units or adjacent units if inspections cannot be conducted at the owner's or tenant's request;
- Unoccupied units will additionally have the toilets flushed, and sink and tub/shower run to wet seals and fill P-traps;
- Owners of occupied units are asked to periodically flush unused toilet and run unused sink/shower/tub faucets;
- For upper floor units with storage areas and "hot-tub rooms", these spaces will need to be available for inspection. Any locks in use in these units will have to be re-keyed to the Towers Master key at the Association's expense;
- In the event the Towers experiences below 0 degrees F temperatures for a prolonged period of time, the inspection frequency may be modified to twice a month.
- Local Housing Units are exempt from this policy.

The Board of Directors reserves the right to modify any of the elements of this unit inspection policy as it may from time to time determine is in the best interests of the community.