

Riverside Park Place Condominium

An Architecturally Distinguished Mid-Century Modern Highrise Residence on Wall Street

Riverside Park Place Condominium Unit Inspection Policy

To ensure the health, safety, and well-being of all residents, Riverside Park Place Condominium conducts annual inspections of all units. These inspections are designed to identify and address concerns related to fire safety, plumbing, emergency access, and the overall condition of essential building systems.

In accordance with the Condominium governing documents, co-owners are responsible for maintaining their units in a safe, clean, and sanitary condition (Exhibit 'A' to the Master Deed: Article VI (17)).

Purpose and Legal Authority

The Association's right to access and inspect individual units is a fundamental element of condominium living. As affirmed by the Michigan Court of Appeals (123MichApp749, 1985):

"The principle is to promote the health, happiness, and peace of mind of the majority of the unit owners since they are living in such close proximity and using facilities in common, each unit owner must give up a certain degree of freedom which he/she may otherwise enjoy in separate, privately owned property."

This policy reflects the Association's responsibility to promote a safe, functional, and harmonious for all co-owners and residents.

Scope of Annual Inspections

Each inspection will include an evaluation of the following areas:

- **Emergency Access:** Ensuring the unit can be accessed in case of an emergency.
- **Fire Safety:** Verifying the condition and operability of:
 - Entry door fire dampers
 - Spring-loaded door hinges
 - Smoke detectors (batteries will be replaced during inspection)
 - Fire horns
 - Fire extinguisher (must be fully charged and located in or near the kitchen)

- **Plumbing Systems:** Checking faucets, shut-off valves, caulking, and porcelain fixtures for leaks or deterioration.
- **Ventilation:** Ensuring kitchen and bathroom vents are unobstructed and functioning properly.
- **Electrical Systems:** Verifying the circuit breaker box is accessible and in good condition.
- **Windows and Frames:** Assessing the condition of windows and frames (These are common elements: the Association is responsible for maintenance, repair, and replacement.)

Inspection Process

- Inspections will be conducted by at least two individuals, under the supervision of the management company.
- Co-owners will receive a minimum of one week's notice of the scheduled inspection.
- Units must be accessible at the scheduled time. Co-owners are required to provide necessary keys or entry codes to facilitate access. In accordance with Article VI (15) of Exhibit 'A' to the Master Deed.
 - The Association reserves the right to access any unit during reasonable working hours with prior notice, and at any time without notice in case of emergencies affecting common elements, other units, or resident safety.

Required Safety Items

To pass inspection, each unit must have:

- A working water alarm located near the hot water heater.
- A fully charged fire extinguisher in or near the kitchen.
- Operational smoke detectors, properly installed in accordance with City of Ann Arbor building codes.

Deficiency Notification and Fines

Following the inspection, co-owners will receive a copy of the Inspection Report identifying any deficiencies found. This report constitutes the first official notice of non-compliance with the Association's governing documents.

The most critical concerns typically involve fire safety and plumbing systems, where prompt corrective action is essential to safeguard residents and prevent property damage.

Urgent Repairs (15-day Deadline)

Urgent issues are those that pose an immediate risk to safety or the building infrastructure; Example include:

- Non-functioning or broken water shut-off valves
- Inoperable smoke detectors
- Missing or uncharged fire extinguishers

These must be corrected within 15 days of the inspection report date.

If the necessary repairs are not completed within this timeframe and no notification is provided, the Board will authorize the necessary work without further notices, as permitted under Exhibit 'A' of the Master Deed, Article VI (15). All costs will be billed to the co-owner.

Non-Urgent Repairs (30-day Deadline)

Non-urgent repairs include issues that do not present an immediate hazard but must still be addressed to maintain unit safety standards. Examples include:

- Obstructed kitchen or bathroom vents
- Minor maintenance deficiencies

These must be corrected within 30 days of the inspection report date.

If a reinspection conducted on or after day 31 finds the issue(s) remain unresolved, the co-owner will be subject to fines as outlined in Exhibit 'A' to the Master Deed, Article XVII(d)(2).

Note: The original inspection report constitutes the first notice of a documented violation of the condominium's governing documents.

Co-owners are strongly encouraged to address deficiencies promptly to avoid penalties and ensure continued compliance with fire safety regulations, maintenance standards, and the Association's governing documents.