

Riverside Park Place Condominium

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

Riverside Park Place Condominium Unit Inspection Policy

Annual inspections of units are conducted to ensure the health, safety, and well-being of co-owners and residents. These inspections are focused on monitoring conditions related to emergencies, fire safety, plumbing, and other essential systems within each unit.

The right of the Association to conduct inspections is an inherent part of the condominium concept. As established in 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 of choice which he/she may otherwise enjoy in separate, privately owned property.”

Scope of Annual Inspections:

The annual inspection of each unit will assess the following areas:

- Emergency access to the unit
- Fire safety features, including the damper at the entry door, smoke detectors, fire horns, and fire extinguisher
- Plumbing fixtures, such as valves, faucets, caulking, porcelain fixtures
- Vents in the kitchen and bathrooms to ensure these are clear and unobstructed
- Accessibility and condition of the circuit breaker box
- Condition of windows and windows (these are common elements and the Association has the responsibility for repair, maintenance, and replacement, except for the screening material).

Inspection Procedure:

- Inspections will be completed by at least two individuals, overseen by the management company.
- Co-owners will receive at least one week’s notice of the inspection schedule

- Units must be accessible for inspection. Co-owners must provide the Association with keys or entry codes to ensure emergency access as outlined in Article: VI: Section 15: *“The Association or its duly authorized agents shall have access to each Unit and any Limited Common Elements appurtenant thereto from time to time, during reasonable working hours, upon notice to the Co-owner thereof, as may be necessary for the inspection, maintenance, repair or replacement of any of the Common Elements. The Association or its agents shall also have access to each Unit and any Limited Common Elements appurtenant thereto at all times without notice as may be necessary to make emergency repairs to prevent damage to the Common Elements or to another Unit and/or to protect the safety and/or welfare of the inhabitants of the Condominium.”*

Required Safety and Maintenance Items:

- Each unit must have an operable water alarm near the hot water heater
- Each unit must have a charged fire extinguisher within or near the kitchen
- The batteries in smoke detectors will be replaced during the inspection.

Deficiency Notification and Repair Responsibilities:

- If any deficiencies are found during the inspection that require co-owner action, the Association will notify the co-owner.
- Repairs to common elements or limited common elements are the responsibility of the Association and will be scheduled and completed by it.

Co-owners are required to complete any necessary repairs within 30 days of receiving the inspection report or notification. If the repairs are not completed by day 31 (or shortly thereafter), the Association will arrange for the repairs and charge the co-owner's account for the cost of the work, along with a penalty fee. Continued non-compliance will result in the initiation of legal action.

A summary report of the inspections will be provided to the Board at the conclusion of the inspection process.

January 2025