

LIVING UNIT AND PROPERTY INSPECTION POLICY

This policy lays out the process of inspecting the exterior of a living unit and/or property for the purposes of maintenance or repair, who is responsible for what, and under what conditions an inspection may be performed.

HOMEOWNER PROCESS: If the homeowner feels there is a maintenance issue that should be covered by The Association, they may bring it to the Board with a request. The Board will decide if The Association will pursue an inspection of the property based on the details of the issue(s). If The Association does not determine an inspection is necessary, the homeowner may order their own inspection of the property and present it to the Board.

ASSOCIATION PROCESS: If the Association feels there is a maintenance issue as covered under the Declaration, it may perform any inspection of the exterior of any unit or property -OR- The Association will pursue a separate inspection if a homeowner’s report raises issues with any item covered under the Declaration.

	HOMEOWNER	WINDCREST ASSOCIATION
Right to Inspect Property	Any Homeowner is free to inspect their own property, and any unit to which they have been granted permission by the Owner.	The Association is permitted to perform any inspection of the exterior of any unit or property, at any time for any reason.
Right to Grant Permission to Inspect	Any Homeowner is free to give their permission for an inspection of their own property to another homeowner.	The Association may not give permission to one homeowner to perform an inspection on behalf of any other Homeowner.
Limitations to Inspect Property	No Homeowner is permitted to perform an inspection of another homeowner’s unit or property without their permission.	
Cost of Inspection	The Homeowner is only obligated to pay for an inspection they order. The Association will not reimburse for inspections it did not order.	The Association is only obligated to pay for any inspection it orders.
	HOMEOWNER	WINDCREST ASSOCIATION
Inspection Reports and Subsequent Actions	If a Homeowner orders their own inspection of their unit exterior or property, The Association will not be obligated to act (though it may at its discretion) in response to the findings of the inspection.	If The Association orders an inspection of the unit exterior or property, it will act in response to the findings of the inspection for any item covered in the Declaration.

INSPECTION PROCESS CHART

