

YORKSHIRE PLAZA COOPERATIVE

UNIT INSPECTION POLICY

In order to comply with city and state ordinances and statutes, in relation to health and safety, the Cooperative will be performing unit inspections on an annual basis as follows:

1. The Cooperative will check each smoke detector in each townhome to insure that it is operational and will replace any batteries or smoke detector units that are no longer operational.
2. The Cooperative will change furnace filters to insure that clogged furnace filters do not hinder the operation of the furnaces or create a fire hazard.
3. Additionally, at the time the Cooperative performs the annual inspection Maintenance will complete a unit inspection for the purposes of:
 - a. Determining any health and safety concerns such as sleeping quarters in the basement, hoarding, and conditions in the townhome considered a violation of health and safety.
 - b. Checking for any significant damage to the townhome, including damage from water leaks.
4. After each inspection the results will be provided to Professional Property Services for review and follow up.
5. Members will be given adequate notice as is required under Michigan law to advise each member that access will be required into their townhome for the inspection.
6. The Cooperative expressly reserves the right to amend this policy from time to time in order to comply with the needs of the Cooperative and state and local laws.