

# CARNELIAN WOODS

Dear Homeowner,

It is that time of the year when we perform a safety inspection of your unit, and can optionally check that your unit is ready for winter. **The cost of the entire inspection is included in your dues.** You only pay to repair/replace/clean an item.

Our CC&Rs, state and local codes, and insurance **require** that we inspect the following:

1. Fire extinguishers. The fire department requires at least one 5 lbs extinguisher, and Placer County Short Term Rental regulations additionally require one within each level.
2. Smoke detectors.
3. CO detectors.
4. Compliance with propane regulations.
5. Fireplace chimney.

You will only be billed for costs if we need to repair/replace/clean an item.

**Optional**, but for the protection of your unit, to prevent freezing of pipes, wasted water or water damage, we also perform the following, unless you contact us to opt out.

1. Check the operation of the “stop and drain” valve (your interior water shut-off).
2. Check all water fixtures for obvious leaks.
3. Check the function of the furnace thermostat.
4. Check that the furnace starts-up.
5. Change the furnace filter, if needed (this should be done on a regular basis).
6. Check all window openings for open windows or cracked glass.

If your furnace is not operating or the furnace filter is clogged, the water pipes in your unit might freeze.

Fire extinguishers and fireplaces require outside certified inspectors with scheduled dates. They will require access to your unit during these timeframes:

**Fire extinguishers: November 21-22    Fireplaces: November 28-29    General: November 14-17**

If you **DO NOT** wish us to perform the **optional** part of the fall inspection and maintenance on your unit, please advise the office before November 10, 2023. General inspection date range may change.

If you would like to schedule a specific time to inspect your unit, please contact the office before November 10, 2023. Otherwise, the office will contact you to let you know when the inspection will occur and require access to your unit.

Please see the website or contact the office if you have any questions.