

MPHA

Policy Statement on Owner Installation of Radon Mitigation Equipment

Some Mallard Point owners may desire to install radon mitigation equipment. This usually involves a vent running from the basement floor to a vent in the roof with a fan in the attic. This policy addresses the request process, the installation and maintenance of the equipment, and responsibilities of the owner.

1. The Request

An owner must make a written request to the Manager (who may seek input from the Architecture Committee) prior to installation of any equipment exterior to a unit. Allow at least 10 days for processing of the request. The request should include the following:

- a. *Equipment Summary* - The details on the equipment to be installed and other relevant information. It is helpful to attach sketches and/or the proposal from the proposed installer.
- b. *Roof Penetration Details* - The intended location and details of the proposed roof penetration. The vent should be on the parking lot side of the roof.
- c. *The Installer* - The name of the company doing the installation and the company point of contact person.
- d. *Owner Agreement* - A statement by the owner indicating:
 - Acceptance of this policy and agreement with its conditions
 - Agree to properly maintain the unit exterior associated with the equipment such as the roof penetration.
 - Assumption of any liabilities for negligence in its use and operation

2. Owner Responsibility. The owner assumes all responsibility for repairs to the exterior and interior of Mallard Point buildings due to the presence of the radon mitigation equipment.

3. Periodic Inspections. The owner agrees to make periodic inspections of the exterior vent to ensure there are no water leaks.

4. Transfer of Responsibility. If the owner sells the unit, the owner must:

- Arrange for the new owner to assume responsibility for the radon mitigation equipment by having the new owner submit a letter consistent with Item 1, or
- remove the exterior vent and return the building exterior to its original condition

5. Policy Revisions. The board reserves the right to review this policy and revise it.

Approved: Cornelia A. King May 19, 2009