

# Park Villas North Condominium Association

c/o Castle Breckenridge

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Resolved: Board Meeting February 17, 2005

## Requested Inspection of Cracks in Concrete Slabs - Policy:

After installation, hairline cracks usually become noticeable in concrete slabs due to normal settling and moving of the ground. These cracks are usually not more than one-quarter to one-half inch in width with no vertical displacement, and represent no danger or problem with the slab.

If you notice such cracks in your slab and request the Association to inspect it, the Association will send a non-engineer worker to inspect the slab. If in their experience, it is reported as being normal with no vertical displacement larger than one-half inch, no repairs will be made other than to fill/seal the larger cracks.

If however, you, the Owner, insist on having your slab inspected by a licensed engineer, please understand that this is very expensive and may cost as much as \$1,500.00 just for the inspection.

The Association hereby adopts a policy that should the Owner insist on an inspection, the Owner must:

1. First prepay to the Association the estimated cost of the inspection.
2. The Association will arrange for the inspection by an engineering firm approved by the Board.
3. If the engineering report indicates there are no major problems or problems that the Engineer deems not out of the ordinary, then the prepayment made by the Owner will be used to pay the engineering firm.
4. When the exact cost is known, the Owner will be billed for the difference or refunded any excess amount made in the prepayment.
5. If the engineering firm does find a problem that must be remediated, the Association will refund the entire prepayment made by the Owner and proceed to have the repairs made.