

**Title:** Breaker Panel Inspection/Repair

**Purpose:** For the safety of all, it is imperative that all Homeowners understand the importance of getting their breaker panels inspected; and to state the responsibilities of both the Homeowner and the Association in this matter.

**I. Timeframe**

- a. The Breaker Panel Inspection will be conducted every 5 years.

**II. Association Responsibility**

- a. The Association will notify Homeowners that an inspection, and possible repair, of the breaker panel in their unit will have to be completed.
- b. Upon notification, Homeowners will have seven (7) days to notify Association that they will retain a North Carolina licensed electrician to inspect their breaker panel.
- c. If Homeowner retains a North Carolina licensed electrician, written notification of inspection and repairs from said electrician, plus the electricians name and license number, must be sent to the Association within thirty (30) days of the initial notification from Association.
- d. If no notification is sent to the Association, a North Carolina licensed electrician will be hired, by the Association, to inspect and, if needed, repair breaker panel.
- e. The Homeowner is responsible for all payment directly to electrician for the service that was provided.
- i. The Association will receive and keep a written record of the reports provided by the electrician for insurance purposes.

**III. Homeowners Responsibility**

- a. If the Homeowner has had an inspection/repair of their unit within the 5 year period, they may present their paperwork to Holiday Beech Villas for approval.
- b. The Homeowner may retain a North Carolina licensed electrician of their own choosing and provide electrician's license number and name to Holiday Beech Villas.
- c. Retention of a North Carolina licensed electrician to inspect and/or repair the breaker panel must be completed within thirty (30) days of notification from Association.
- d. Any repairs found upon inspection must be completed within 30 days of receipt of inspection form.
- e. The fiscal responsibility of having the breaker panel inspected and/or repaired is solely the Homeowners.

**IV. North Carolina Licensed Electrician**

- a. The Electrician will provide proof of Insurance.
- b. The Electrician will inspect and/or repair breaker panel.
- c. The Electrician will provide a written report of the condition of each breaker panel.
- d. The Electrician will only inspect and/or repair those breaker panels that are in need of such.