

At the August 2024 Board meeting the QLCUO Board voted to relax certain unit maintenance requirements and to clarify what may be inspected by a licensed home inspector versus what must be serviced by licensed contractor.

1. Reduce unit maintenance requirement from annual, to every other year starting 2024 for
 - fireplace and chimney inspection and cleaning and
 - plumbing inspection.
2. Allow annual opt-out of propane fireplace inspection if unit owner provides proof gas is disconnected.
3. Clarify the difference between required **inspection** and required **service**. An inspection report from a licensed home inspector meets many but not all of the requirements of *Section 2.1. Unit Maintenance Requirements and Recommendations of the QLCUO Rules and Regulations*.
 - A **licensed home inspector** report may inspect and verify the requirements regarding:
 - working fire extinguisher (inspection not required),
 - operational smoke detector (inspection not required),
 - operational fire suppression system, valve and head inspection (if installed in unit),
 - verification of disconnected propane fireplace (if installed in unit), and
 - plumbing inspection as defined in the Rules.
 - However, **licensed contractors** are required to perform:
 - Dryer vent cleaning,
 - HVAC inspection, servicing, and condensate line cleaning,
 - Propane fireplace valve inspection and adjustment,
 - Wood burning fireplace cleaning, and
 - Plumbing repairs, if necessary.

	Inspection	Service
Fire extinguisher – All Units must have at least one working fire extinguisher.	yes	
Hard-wired smoke detectors must be in working order and the Unit Owner shall replace the batteries for the battery backup system in accordance with the manufacturer specification. Landlords shall notify and ensure that their tenants comply with this Section	yes	
Dryer vents – Annual inspection and cleaning.		<i>cleaning</i>
Fireplaces and Chimneys (wood burning and propane) – Commencing 2024, annual inspection and cleaning. Alternatively, the unit owner may provide proof that the fireplace and chimney have been disabled by a licensed vendor.	<i>could attest that propane disconnected</i>	<i>cleaning</i>
Fire suppression systems – Unit owners must engage a full inspection by a licensed inspection company in 2024, and every 10 years thereafter.	yes	
HVAC system inspection and service – Commencing 2024, HVAC must receive an annual spring service, between the months of March through May, to include condensate line inspection and clearing. It is recommended that the system also be inspected and serviced in the fall, September through November.		<i>cleaning</i>
Plumbing inspection – Unit Owners are required to have a plumbing inspection and maintenance completed every year, beginning in 2023. The inspection must include, but is not limited to, testing shut-off valves, cleaning all visible supply and drainage piping, and checking for wear or leaks all valves and connections for toilets, tubs and showers, lavatory sinks, kitchen sinks, dishwashers, icemakers, clothes washers, and the domestic hot water heater.	yes	<i>cleaning, if necessary</i>

Since these adjustments and clarifications constitute a relaxation of some of the adopted Rules, there is precedent that we do not need a community Town Hall before adopting.