



**Abaris Realty, Inc.**

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## **MANDATORY INSPECTION OF ALL BALCONY CLOSETS**

**TO: CLARKSBURG CONDOMINIUM I AND II UNIT OWNERS &  
RESIDENTS**

**FROM: SHIREEN AMBUSH, PROPERTY MANAGER**

**DATE: NOVEMBER 13, 2019**

**Please note there will be a mandatory inspection of all balcony closets at each Condo unit on Monday, January 13, 2020 and Tuesday, January 14, 2020. Please review the attached schedule to see what date and time frame your individual unit will be inspected.**

**We ask that unit owners are home to provide access for this mandatory inspection. Under the authority of the Condominium's Declaration and the Maryland Condominium Act, any unit where access is not provided will be accessed by the use of a locksmith. In the event that becomes necessary, a representative from Abaris Realty will accompany the engineer into the unit for the duration of the inspection of the balcony closet and will ensure that the unit is securely locked after the inspection is completed. The owner of any unit that must be accessed by locksmith will be assessed the full cost for the locksmith service. We ask all residents to make sure their balcony closet doors are UNLOCKED during the date(s) when the inspection is scheduled for your respective building.**

This mandatory inspection is required as it has recently come to the attention of the Condo II Board of Directors that an original construction defect has caused water infiltration into the building at the balcony closets and over time, the water has caused the plywood sub-floor in these closets to rot and in some cases, the rot may extend to the actual framing of the building. There were 2 units in 12824 Clarksburg Square Road that recently had the floors in the closets replaced. At the advice of engineering consultants who identified the defect and oversaw the repairs and at the advice of the Condominium's legal counsel, we must conduct a mandatory inspection of all balcony closets that house the hot water heaters **for all units other than those on the first floor of Condo II's buildings and six first floor units of Condo I's buildings, since those units have concrete slab floors and would therefore not be affected.** After hearing about this issue in Condo II, residents of Condo I began looking closely at the floors in their hot water heater closets and a recent visit from the engineering consultant confirmed that they are experiencing the same issue. Therefore, this mandatory inspection of all balcony closets will extend to all units in Condo I that are listed on the attached schedule.

If you should have any further questions regarding this mandatory inspection, feel free to contact me directly at [sambush@abarisrealty.com](mailto:sambush@abarisrealty.com) or 301-468-8919.

All unit owners will be notified of the outcome of this mandatory inspection and any follow-up repairs that may need to be coordinated.



Clarksburg Condo I		
Address	Time Slot	
12828 Clarksburg Sq Rd #102	Mon. 1/13/2020	8:00 AM
12828 Clarksburg Sq Rd #103		
12828 Clarksburg Sq Rd #201		
12828 Clarksburg Sq Rd #202	Mon. 1/13/2020	9:00 AM
12828 Clarksburg Sq Rd #203		
12828 Clarksburg Sq Rd #204		
12828 Clarksburg Sq Rd #301	Mon. 1/13/2020	10:00 AM
12828 Clarksburg Sq Rd #302		
12828 Clarksburg Sq Rd #303		
12828 Clarksburg Sq Rd #304	Mon. 1/13/2020	11:00 AM
12832 Clarksburg Sq Rd #103	Mon. 1/13/2020	11:00 AM
12832 Clarksburg Sq Rd #104		
12832 Clarksburg Sq Rd #105	Mon. 1/13/2020	12:00 PM
12832 Clarksburg Sq Rd #106		
12832 Clarksburg Sq Rd #201		
12832 Clarksburg Sq Rd #202	Mon. 1/13/2020	1:00 PM
12832 Clarksburg Sq Rd #203		
12832 Clarksburg Sq Rd #204		
12832 Clarksburg Sq Rd #205	Mon. 1/13/2020	2:00 PM
12832 Clarksburg Sq Rd #206		
12832 Clarksburg Sq Rd #207		
12832 Clarksburg Sq Rd #208	Mon. 1/13/2020	3:00 PM
12832 Clarksburg Sq Rd #301		
12832 Clarksburg Sq Rd #302		
12832 Clarksburg Sq Rd #303	Mon. 1/13/2020	4:00 PM
12832 Clarksburg Sq Rd #304		
12832 Clarksburg Sq Rd #305		
12832 Clarksburg Sq Rd #306	Mon. 1/13/2020	5:00 PM
12832 Clarksburg Sq Rd #307		
12832 Clarksburg Sq Rd #308		

Clarksburg Condo II		
Address	Time Slot	
12824 Clarksburg Sq Rd #201	Tue. 1/14/2020	8:00 AM
12824 Clarksburg Sq Rd #202		
12824 Clarksburg Sq Rd #203		
12824 Clarksburg Sq Rd #204	Tue. 1/14/2020	9:00 AM
12824 Clarksburg Sq Rd #205		
12824 Clarksburg Sq Rd #206		
12824 Clarksburg Sq Rd #207	Tue. 1/14/2020	10:00 AM
12824 Clarksburg Sq Rd #208		
12824 Clarksburg Sq Rd #301		
12824 Clarksburg Sq Rd #302	Tue. 1/14/2020	11:00 AM
12824 Clarksburg Sq Rd #304		
12824 Clarksburg Sq Rd #305		
12824 Clarksburg Sq Rd #307	Tue. 1/14/2020	12:00 PM
12824 Clarksburg Sq Rd #308		
12824 Clarksburg Sq Rd #401		
12824 Clarksburg Sq Rd #402	Tue. 1/14/2020	1:00 PM
12824 Clarksburg Sq Rd #404		
12824 Clarksburg Sq Rd #405		
12824 Clarksburg Sq Rd #407	Tue. 1/14/2020	2:00 PM
12824 Clarksburg Sq Rd #408		
23730 Clarksmeade Dr #201	Tue. 1/14/2020	2:00 PM
23730 Clarksmeade Dr #202	Tue. 1/14/2020	3:00 PM
23730 Clarksmeade Dr #203		
23730 Clarksmeade Dr #204		
23730 Clarksmeade Dr #301	Tue. 1/14/2020	4:00 PM
23730 Clarksmeade Dr #302		
23730 Clarksmeade Dr #303		
23730 Clarksmeade Dr #304	Tue. 1/14/2020	5:00 PM