



## Alexandria Knolls West Condominium

6101 Edsall Road  
Alexandria, Virginia 22304

---

### Further on HVAC Inspection Requirement

May 14, 2020

Fellow Owners:

This is a follow-up to the email of 24<sup>th</sup> of April, regarding the HVAC Inspection Program. Several of you have reached out to the office or to me directly with your concerns with having an HVAC vendor come into your apartment at this time. Some of you questioned whether the inspections were really necessary; others expressed worries related directly to the COVID-19 crisis. I thought it was important to reach out to you to answer those concerns and also to let you know how I intend to comply with the policy while still being as safe as possible. I think the concerns raised are valid and I share them also.

Regarding the necessity of the inspections, they are, unfortunately, necessary. Last summer, when the humidity was high and our HVAC units were operating at full tilt, there were condensation leaks in various spots around the building. They varied in severity but there were dozens of them, scattered across multiple tiers and on multiple floors. Damages resulting from the leaks cost the Association tens of thousands of dollars and caused profound disruption for those impacted residents. We cannot have a replay of that again this summer. Some of the leaks were common element piping where the insulation had failed, but there were a solid number caused by individual owners' HVACs malfunctioning or that were not maintained correctly.

Speaking personally, to the inspection of my HVAC units, I intend to require my vendor to wear gloves and a face mask that covers the inspectors' mouth and nose. I intend to be on the balcony when they are here to inspect—mobile phone in hand in case they have questions. After they leave, I intend to sanitize the areas around the HVACs, doorknobs, and other touchpoints where the inspectors will access. I am not prescribing this for you but share it to let you know that there are ways to prepare and mitigate potential contact with the inspectors.

I understand your concern about having vendors into your apartment during the COVID-19 pandemic. However, we can make plans and put in place mitigations to prepare for their visit and undertake cleaning after the inspection and/or service. But, if there is a leak, the response, remediation, and repair will be far less planned and could visit more contractors to your apartment in a much less coordinated way. There is no ideal option but between proactively having HVACs inspected, with a preparation and cleaning plan, versus an emergency response to a leak, the former is the better way to go.

Thanks for your understanding. There is more information about the HVAC Inspection Program on the [AKW website](#), under the [RESIDENTS](#) tab.

*OSOs: Please feel free to share with your tenants.*

---