

To: All Residents of The Hill at Furnace Brook
From: The Board of Trustees & Management
Date: December 20, 2017

Electrical Panel Inspections/Leak Investigations – MANDATORY

Please read the following carefully regarding the electrical panel in your unit. It is mandated that we inspect each panel. We will need to get into each unit to inspect each of the electrical panels as it was noted by the insurance inspector that many unit panels may still be FPE Stab-Lok and are a serious safety issue. The bullet points below give a little detail as to what is required.

- Federal Pacific Electric (FPE) sold millions of panels between the 1950's and 1980's.
- Testing by the Consumer Product Safety Commission has shown these breakers to have an unacceptably high rate of failure, which creates a safety hazard.
- Testing has proven that virtually every panel installed in the United States contains defective breakers.
- FPE falsified their UL testing, making their UL listing void.
- Approximately 1 out of 3 breakers are defective.
- If a breaker fails to trip when it should, the wires in the home that are supposed to be protected can start on fire.

Please note: should your unit's panel need to be replaced, it will be done so at the unit owners sole cost.

Inspections are scheduled to take place on **Monday, January 15, 2018**. We will begin inspections according to the times specified below:

Units: 3, 5, 100-105, 201-206	9:00am - 11:00am
Units: 301-306, 401-406	11:00am - 1:00pm
Units: 501-506, 601-700	1:00pm – 3:00pm

Please realize these times are approximate and are subject to change slightly.

The initial inspections should not take more than 15 minutes per unit. Once the initial inspection has been completed, the association will get bulk pricing from the vendor. The panels will then be replaced at a later date.

During this time, we will also be conducting plumbing inspections to check for leaky faucets, toilets, and other plumbing fixtures in disrepair. We are performing the inspection because The Hill at Furnace Brook has experienced major increases in water consumption over the last year which has led to substantial increases in the water bill. If you are aware of any current problems, please address them immediately. If there are any small repairs found that can be easily repaired on the day of the inspection, it will be done by the plumber conducting the inspection and the cost will be billed back to the unit owner. Otherwise, any larger repairs will be scheduled for a later date and billed back to the unit owner as well.

It is mandatory that your unit is inspected on the dates scheduled. If you or your representative are not present at the time of inspection, we will have a locksmith on call to enter your premise together with the plumber and a representative of Great North Management to complete this work. To avoid increased condo fees, we implore all owners make themselves available to resolve this issue. You may leave your key with a friend or neighbor in the building if you are not available.

Please contact James Paul at 781.455.6565 or james.paul@greatnorth.net with any questions or concerns.

Thank you,
Great North Property Management, As Agent
The Board of Trustees at The Hill at Furnace Brook