

SEAL BEACH MUTUAL NUMBER FOUR**Mutual Operations – Resident Regulations****Inspection of Vacant, Unoccupied, or Seasonal-Use Units**

Any vacant, unoccupied, or seasonal-use unit in Mutual Four **may** be inspected every three months by a Physical Property Inspector and the Mutual Director responsible for that building.

The Mutual director shall provide a list of such units to the Physical Property Inspector and set an appointment for the inspection.

Notice of upcoming inspections will be posted by Physical Property at least 48 hours in advance. If there is an additional cost to the Mutual for these inspections, that cost will be borne by the shareholder. Inspections **may** be conducted during the months of January, April, July, and October. The January inspection may be waived, as this is the month that Mutual Four conducts its fire/safety inspections.

Areas to be inspected include: porch and patio, for accumulations of debris; bathroom, for toilet water levels; kitchen and bathroom, for plumbing and electrical issues, and throughout the unit for vermin, insect, spider or termite infestation. Also, any objects that might block the ingress and egress of an inspector or first responders must be cleared.

If violations are found during an inspection, the shareholder shall be notified by registered mail, sent by the Mutual Administration Department to the owner/co-owner and to the most recent contact person.

The notification letter must direct the shareholder/owner to make the repairs or perform the maintenance within a specific timeframe. If the specified repairs or maintenance is not completed by the specified deadline in the letter, or does not meet the expectations of the Mutual, the Mutual may have the work completed commercially and add the cost to the shareholder's next monthly carrying charges.

As possible additional expense to the shareholder, the shareholder will be charged for each inspection performed as a result of visual examination of the unit, e.g. accumulation of newspapers, leaves, etc., or indication of a plumbing or electrical or health issue. A charge will be at the current rate of maintenance.

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GOLDEN RAIN FOUNDATION Seal Beach, California