

SEAL BEACH MUTUAL NO. FIFTEEN

Resident Regulations

Inspection of Vacant, Unoccupied or Seasonal-Use Units

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- 2 1. Any vacant, unoccupied or seasonal-use unit in Mutual Fifteen shall be inspected every
- 3 three months by a Physical Property Inspector and a Mutual Director assigned to the
- 4 Inspection. Inspections shall be conducted during the months of January, April, July, and
- 5 October, or as determined by the Mutual. The inspection in April may be waived during
- 6 the years that fire/safety inspections are conducted.
- 7 2. The Mutual shall provide a list of vacant, unoccupied or seasonal-use units to the Physical
- 8 Property Inspectors and set an appointment with the Inspector(s) for the inspection.
- 9 Mutual Directors are encouraged to talk to Building Captains to update the list of units to
- 10 be inspected.
- 11 3. The inspection of vacant units for sale will not be posted. The inspection for unoccupied
- 12 and seasonal-use units will be posted at least 72 hours prior to the inspection by the
- 13 Inspectors. Letters for posting are available through the Physical Property Office.
- 14 4. During the inspection, if any violations are found that are the responsibility of the
- 15 shareholder, the shareholder must affect the repairs, maintenance or replacements as
- 16 needed within the timeframe specified. In accordance with the Occupancy Agreement,
- 17 Section 11(c), Repairs, if the shareholder fails to effect the repairs, maintenance or
- 18 replacements in a manner satisfactory to the Mutual, the Mutual may do so and add the
- 19 cost thereof to the shareholder's next monthly carrying charge payment.
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Document History

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