Biennial Fire/Safety Inspection:

1) The Board of Directors of the Mutual Corporation is required to maintain the physical structure of each apartment building and carport in good repair.

2) The Occupancy Agreement between the shareholder and the Mutual Corporation provides that an apartment and/or its assigned carport may be inspected at any reasonable hour of the day. The inspection shall be conducted by at least one Mutual Director and a Golden Rain Foundation Physical Property Inspector.

3) The Physical Property Department shall prepare a biennial inspection schedule every other year which lists the assigned inspector’s name, start date, year, items to be inspected, estimated days needed, the number of buildings and carports to be inspected, and any other pertinent information.

   3.1 Shareholders will be notified in writing at least three (3) days prior to the date their apartment and carport will be inspected.

4) The Physical Property Inspector shall prepare an Inspection Report for each apartment and carport to be inspected and the Mutual President shall assign a Director to accompany the Physical Property Inspector.

   4.1 If the Inspection Report indicates there are no applicable laws, codes, or governing documents violations that need to be corrected, the report shall be returned to the Physical Property Department and filed.

   4.2 If the Inspection Report contains violations of applicable laws, codes, or governing documents that are the Mutual’s responsibility, the Mutual Director will request a work order to correct the violations at Mutual cost.

4.2.1. The Physical Property Inspector will verify that the smoke detectors are within the 10 year maximum life and in working condition. As the Mutual has made improvements to the unit at a cost of $1000 or more, the responsibility of maintaining all batteries in all smoke detectors is with the Mutual.
4.3 If the Inspection Report contains violations of applicable laws, codes, or governing documents that are the shareholder’s responsibility, the Physical Property Inspector will advise the shareholder, by leaving a copy of the written inspection report, of the violation(s) to be corrected. Further, the shareholder will receive a written Notice to take corrective action within a stipulated period of time. A re-inspection will be scheduled at the completion of that Notice period allowed to take corrective action.

4.4 Shareholders who do not allow or block entry on the scheduled day of their inspections or re-inspections will be subject to Mutual Policy 7585.12 – Governing Document Compliance Corrective Measures and Fines.

4.5 If at the time of the re-inspection, the shareholder has not corrected the violation(s) as listed on the report, the Physical Property Inspector will advise the Mutual Board which, in turn, may take action including but not limited to the following:

4.5.1 Take immediate action to eliminate the fire/safety violation(s) in the apartment or carport and charge all associated costs to the shareholder.

4.5.2 The alleged violations(s) in the apartment or carport should be photographed or videotaped by the Physical Property Inspector or Safety/Emergency Coordinator, if necessary.

BIENNIAL ADOPTION DATE AMENDMENTS
TWELVE Feb 87 07-10-03, 04-11-19

Annual Inspections were established 1-11-73; Biennial Inspections as stated above.

(Apr 19)