MUTUAL OPERATIONS – PHYSICAL PROPERTY

Interior Electrical Panel Inspections and Maintenance

Standard Electrical Panels

All standard interior electrical panels shall be serviced and maintained for proper use and function at the time of escrow or at fire inspections whichever comes first and will receive a dated service sticker affixed to the interior electric panel at the time of service.

Based on Leisure World Insurance Company; all Zinsco circuit breaker load centers (electric Panels) need to be replaced. Mutual will commit to replacing approx. 10 to 12 of these electric panels a year.

Units that are remodeled with any electrical changes that the city requires to change out the electrical panel; i.e. washer/dryer, dishwasher, etc. or if panel needs to be increased. If the specifically designed electric switch is not available or is not interchangeable this will require a new electric panel. Any new panel required will be installed at the time of installation of the electrical appliance by the Leisure World approved contractor at shareholder's expense.

Units upgraded or remodeled shall have an electrical load calculation for proper electrical distribution when appliances are being installed. Electrical panel shall be replaced as need to meet current Federal, State, City requirements. In certain circumstances the current Zinsco electrical panel can still be used depending on the electrical load calculations are approved by the City of Seal Beach.

Non-Standard Electrical Panels

All non-standard interior electrical panels shall be serviced and maintained for proper use and function at the time of escrow or at fire inspections whichever comes first and will receive a dated service sticker affixed to the interior electrical panel at the time of service.

All non-standard interior electrical panels will then be serviced and maintained every five (5) years per maintenance schedule providing a dated service sticker affixed to the interior electrical panel at the time of service. All expenses associated with inspection services will be absorbed by Mutual Nine (9). Any necessary repair cost will borne by the shareholder.

Inspection and Maintenance Scope of Services

A qualified electrician will identify that proper hardware equipment is standard mounted to the structure, and that the electrical components are connected and energized correctly and to code, along with proper grounding. Any items not in compliance with city code and/or manufacturing installation specifications will be repaired immediately and noted.

Document History
Adopted: 12 Sep 2022 Amended: 10 Oct 2022
Keywords: Electrical Inspections