

LEISURE LIFE REAL ESTATE

Leisure World Mutual Pre-Listing Inspection & Escrow Repair Guide

Your comprehensive resource for understanding mandatory repairs, escrow deposits, and pre-sale compliance in Seal Beach Leisure World Mutuals.

Essential Notice for Sellers

Selling your share in any Leisure World Mutual involves strict, legally binding procedures mandated by the Mutual's Board of Directors. Every transaction requires a mandatory Pre-Listing Inspection and a set of structural, water-safety, and fire-safety repairs to be fully completed and approved in escrow before title can transfer.

1. The Inspection Process

When you decide to list your Leisure World unit for sale, you must file a formal **"Notice of Intention to Withdraw"** with the Stock Transfer Office in the Administration Building.

Following this filing, your Mutual's Board of Directors will cause the unit to be thoroughly inspected by a Golden Rain Foundation (GRF) Building Inspector. This inspection outlines all cleaning, deferred maintenance, repairs, and restorations that must be performed entirely at the selling Shareholder's expense to place the unit in suitable condition for the next buyer.

2. Mandatory Electrical, Fire, & Water Safety Repairs

Leisure World Mutuals enforce strict compliance with utility and life safety systems. Below are the mandatory components checked and repaired at Pre-Listing and Escrow:

▼ Flood Stop Safety Devices (Mandatory)

Required: All non-standard, water-using appliances connected to the Mutual's water supply must be retrofitted with a battery-powered **Flood Stop shut-off valve**.

Applies to: Washing machines, dryers with steam lines, bidets, dishwashers, ice machines, water purifiers, water softeners, and personal garden drip systems. All work must be completed by a GRF-approved contractor under a valid permit and signed off by the building inspector.

▼ Bidets (Plumbing Compliance)

Required: All bidets must be installed by a GRF-approved licensed plumber with a proper permit. Existing bidets that were not properly permitted or lack a Flood Stop safety device will be removed by the Service Maintenance Department at the seller's expense during the pre-listing period.

▼ Fire Avert & Stovetops

Required: At the time of Pre-Listing Inspection or subsequent escrow work, a certified **FIRE AVERT** device must be affixed to any and all standard or non-standard stovetops or oven/stovetop combinations to prevent kitchen fires.

Responsibility: Selling Shareholders are financially responsible for the installation of the device on non-standard appliances. The Mutual is responsible for providing the device on Mutual Standard appliances.

▼ Washing Machine Hoses

Required: If your unit features an in-unit washing machine, all supply hoses must be checked. In all closes of escrow, the hoses **must be changed to braided metal supply lines** prior to closing, with verification completed by the GRF Building Inspector.

▼ Interior Attic Access & HVAC Compliance

Required: All units must possess a code-compliant interior attic access. If your unit has a split heating/cooling HVAC system with attic components, or lacks interior attic access, it must be cut in and made compliant prior to closing.

Access Specifications: The attic access cover must consist of plywood laminated to a 5/8-inch Type X fire-rated drywall, with the drywall side facing the attic. HVAC condensate lines must be rodent-proof.

▼ Electrical Panels & Appliances

Required: Electrical service panels must be upgraded/replaced at change of ownership if deemed necessary by a vote of your Mutual's Board of Directors (standard upgrades require a Square D Q0124L125A 24-space panel with 100-amp main breaker; sub-panels are prohibited).

Warranty: Sellers must purchase a **one (1) year warranty** on each non-standard appliance (such as special refrigerators, ovens, or dishwashers) and provide these warranties in the escrow packet to the new buyer.

3. Handling Non-Standard Additions & Patios

Over the years, many shareholders have modified their units with custom patios, cart pads, or gardens. The Mutual enforces specific transferability rules upon sale:

Improvement Type	Default Rule on Resale	Conditions for Transfer
Patios & Garden Expansions	Remove at Seller's Expense	Transferable only if the buyer agrees in writing to assume full maintenance, repair, and restoration liability by executing Form 02-7514-04.
Golf Cart Pads	Remove at Seller's Expense	Transferable only if the buyer agrees in writing and executes the Golf Cart Parking Pad Agreement Form 02-7507-4.
Security Cameras	Remove at Seller's Expense	Must be removed by the seller and any wall holes remediated unless the buyer accepts full responsibility in writing.
Standard Appliances	Mutual Property	Must not be sold, gifted, or disposed of. If you received new Mutual standard appliances within the last 18 months, you must refund the Mutual their full value if you remove them in a remodel.

4. Repair Timelines & Owner Options

- **Option A: Owner-Performed Repairs (Up to the NBO)**

You have the right to coordinate and perform the required pre-sale repairs yourself, or hire your own CA-licensed and GRF-approved contractors. Crucially, the seller can perform and coordinate these repairs up until the New Buyer Orientation (NBO) is conducted.

- **Option B: Turning Repairs Over to Service Maintenance (Post-NBO or by Choice)**

If required repairs are not completed prior to NBO, the Mutual Board will automatically turn remaining repairs over to the GRF Service Maintenance Department. Costs are deducted directly from your Withdrawal Repair Deposit held in escrow.

- **The 10-Day Compliance Window**

Formal written notices from the Board ordering specific repairs must be completed or commenced within **ten (10) days**.

- **Fire & Safety Infraction Timeline**

Life-safety violations discovered during walkthroughs must be cured within **thirty-two (32) days**.

5. Unit Pre-Sale Cleanup Checklist

[] Refrigerator Preparation

Empty and thoroughly wash inside and out. Turn off power and prop doors open, or leave running.

[] Trash & Debris Removal

All items must be removed from unit, carport, and patio. Large items taken to Nassau St dumpster.

[] Oven & Cooktop Cleaning

Clean cooktop, wash/replace range exhaust filter, wash oven grates and broiler pan.

[] Counters & Bathroom Sanitization

Thoroughly clean all countertops, sinks, tubs, shower enclosures, and toilets. Vacuum all carpets.

[] Keep Electricity Active

Do NOT shut off electricity! Power must remain active for smoke and fire detection systems.

[] Carport Locker & Carport Storage

Carport locker must be emptied, cleaned, and left unlocked. No combustible materials on floor.

[] Professional Pest Control (Pet Owners)

If pets were maintained in the unit, professional pest control treatment is required prior to close.