

Boathouse for Sale Evaluation Process

Each boathouse for sale will be evaluated by an established subcommittee of the Olympia Yacht Club (OYC) Inspections Program to evaluate the condition of the structure and consequently determine the classification of the structure pursuant to the definitions contained within the OYC Boathouse Standards. Furthermore, no construction, repair, expansion, or remodel of any existing boathouse shall be considered or approved prior to evaluation and inspection by this committee.

Boathouse owners are not required to be present during the inspection. However, participation is encouraged and the boathouse owner shall have the right to hire an outside contractor with experience in boathouse construction to be present during the inspection.

The Subcommittee shall prepare a written report following each boathouse evaluation. This shall be used in reaching the final classification for the boathouse. Classification results will be brought before the Moorage Master/Main Station (MS) Chair for final review and for establishing the necessary action plan to bring the boathouse into compliance or removal from the marina.

No boathouse may be sold without inspection and evaluation by Subcommittee. All boathouse sales shall be subject to the current Moorage Rules and Agreements as published or updated. The final classification must be disclosed to any potential buyer before purchase. A written plan to conform to the OYC Boathouse Standards for existing boathouses must be submitted and on file in the OYC Office as well as acknowledged by the Moorage Master.

Formal notification of the Subcommittee shall be made in writing to the owner with a copy to the Club Manager. Should the owner of the boathouse disagree with the final classification or individual assessment elements, the owner shall notify the Club Manager and be prepared to present all relevant issues for consideration at the next scheduled MS meeting. After reviewing the issues presented by the boathouse owner, the MS shall make a final determination and notify the owner in writing of this determination. The owner can further seek a variance of the final decision from the Board of Trustees (BOT) who can overturn any boathouse assessments.

To establish and maintain uniform evaluation criteria across the inspection and classification program, a Boathouse Inspection Report shall serve as the basis for recording the results of the evaluation effort as well as reaching a final determination of the condition of the boathouse. Based on the application of the OYC Boathouse Standards for existing boathouses, the Boathouse Subcommittee can reach one of three possible conclusions as defined by the Boathouse OYC Standards:

1. Boathouse in compliance: no action. The member will be given an inspections report that certifies compliance.

2. Repairable Boathouse: An inspection report with an itemized list of corrections shall be mailed to the owner. Owner shall be required to submit to the Club Manager and Inspection Subcommittee a plan and timetable to bring the boathouse into compliance within 30 days of notification. The plan shall include the following:
 - a. Name, address, phone and boathouse numbers
 - b. Photos of the boathouse to include full dockside and waterside.
 - c. Name of contractor
 - d. Plans and drawings (1/4"/foot architect scaled with floor plan and elevation) of all repair, remodel or new construction.
 - e. Completion of all work timetables.

Following Inspection Subcommittee approval of this plan, the owner shall complete the required repairs within 120 days of approval unless an extension is granted by Subcommittee.

3. Condemned Boathouse: Owner has two options:
 - a. Remove the boathouse from the basin and replace it with a new one that complies with the New Boathouse Construction Standards.
 - b. Demolish the boathouse and relinquish the space to OYC. Failure to do so will result in OYC demolishing said boathouse, properly disposing of boathouse debris and/or any associated cleanup and billing the member for the entire cost.