



## Mobile Home Park Inspection Report

<b>Establishment Information</b>	
Facility Name FOUR SEASONS MOBILE HOME PARK	Facility Type Manufactured Home Community 51-100 Sites
Facility ID # CHES-AFXLU7	Facility Telephone # 715 312-0305
Facility Address 1430 N TORUN RD STEVENS POINT, WI 54482	
Licensee Name FOUR SEASONS MHC, LLC	Licensee Address 8605 SANTA MONICA BLVD #30396 LOS ANGELES, CA 90069

<b>Inspection Information</b>		
Inspection Type Routine	Inspection Date June 21, 2022	Total Time Spent

**OPERATOR** - The violations in operating procedure or physical arrangement indicated below must be corrected by the next routine inspection or by a date specified in this report.

<b>Observed Violations</b>
<p><b>Total # 3</b></p> <p><b>1 - 15 - Water and Sewer systems comply with SPS 381 to 387</b>  <b>OBSERVATION:</b> Sewage pipes are observed uncapped at vacant sites: #321, #323, #327, #331, #341, #322, #120.  <b>CORRECTIVE ACTION(S):</b> Properly cap sewage pipes at vacant sites. Correct By: 05-Jul-2022  <b>CODE CITATION:</b> SPS 326.14 Plumbing systems. Water and sewer systems owned by a manufactured home community operator or manufactured home community contractor shall be constructed and maintained in compliance with chs. SPS 381 to 387.                      Note: The connection and use of a public water or sewer system is regulated under s. 281.45, Stats.                      History: CR 04-135: cr. Register February 2006 No. 602, eff. 3-1-06; correction made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672.</p> <p><b>1 - 24 - Community maintained - clean, safe, orderly and sanitary condition</b>  <b>OBSERVATION:</b> Vacant sites: #341, #321, #302, #205, #212, #214, #216 and #225 require clean up to remove garbage, debris, glass etc. from ground.  <b>CORRECTIVE ACTION(S):</b> Remove garbage, debris, glass etc. from site. Correct By: 05-Jul-2022  <b>CODE CITATION:</b> (3) Maintenance. The manufactured home community operator shall maintain the manufactured home community in a clean, safe, orderly and sanitary condition at all times.</p> <p><b>1 - 26 - Maintain their sites in clean, orderly and sanitary condition</b>  <b>OBSERVATION:</b> Site #115: bed and door observed outside at site.  <b>CORRECTIVE ACTION(S):</b> Remove bed and door and maintain site in a safe and sanitary condition. Correct By: 05-Jul-2022  <b>CODE CITATION:</b> (2) Maintain their site in a clean, orderly and sanitary condition at all times.</p> <p><b>1 - 26 - Maintain their sites in clean, orderly and sanitary condition</b>  <b>OBSERVATION:</b> Site #105: upholstered chair observed outside at site.  <b>CORRECTIVE ACTION(S):</b> Repair upholstered chair and maintain site in a safe and sanitary condition. Correct By: 05-Jul-2022  <b>CODE CITATION:</b> (2) Maintain their site in a clean, orderly and sanitary condition at all times.</p> <p><b>1 - 26 - Maintain their sites in clean, orderly and sanitary condition</b>  <b>OBSERVATION:</b> Sites #317, #329, #324, #320, #117 and #103: home skirting is missing, not intact or damaged.  <b>CORRECTIVE ACTION(S):</b> Repair/replace home skirting and maintain site in a safe and sanitary condition. Correct By: 05-Jul-2022</p>

**CODE CITATION:** (2) Maintain their site in a clean, orderly and sanitary condition at all times.

**1 - 26 - Maintain their sites in clean, orderly and sanitary condition**

**OBSERVATION:** Site #299: refrigerator/freezer and dresser observed outside at site.

**CORRECTIVE ACTION(S):** Remove refrigerator/freezer and maintain site in a safe and sanitary condition. Correct By: 05-Jul-2022

**CODE CITATION:** (2) Maintain their site in a clean, orderly and sanitary condition at all times.

**1 - 26 - Maintain their sites in clean, orderly and sanitary condition**

**OBSERVATION:** Site #309: microwave oven observed outside at site.

**CORRECTIVE ACTION(S):** Remove microwave oven and maintain site in a safe and sanitary condition. Correct By: 05-Jul-2022

**CODE CITATION:** (2) Maintain their site in a clean, orderly and sanitary condition at all times.

**1 - 26 - Maintain their sites in clean, orderly and sanitary condition**

**OBSERVATION:** Site #112: accumulated garbage, rubbish, etc. observed at site.

**CORRECTIVE ACTION(S):** Remove garbage and rubbish from site #112 and maintain site in a safe and sanitary condition. Correct By: 05-Jul-2022

**CODE CITATION:** (2) Maintain their site in a clean, orderly and sanitary condition at all times.

**1 - 26 - Maintain their sites in clean, orderly and sanitary condition**

**OBSERVATION:** Site #335: debris pile observed at site.

**CORRECTIVE ACTION(S):** Remove debris pile and clean up site. Maintain site in a safe and sanitary condition. Correct By: 05-Jul-2022

**CODE CITATION:** (2) Maintain their site in a clean, orderly and sanitary condition at all times.

**1 - 26 - Maintain their sites in clean, orderly and sanitary condition**

**OBSERVATION:** Site #335: home is missing unit number.

**CORRECTIVE ACTION(S):** Replace missing site number on unit #335. Maintain site in a safe and sanitary condition. Correct By: 05-Jul-2022

**CODE CITATION:** (2) Maintain their site in a clean, orderly and sanitary condition at all times.

**Comments:**

**Purpose of visit is a routine inspection of Four Seasons Mobile Home Park.**

Inspector met with and discussed inspection findings with Amber Hood (Park Manager).

Inspection consisted of a site by site walk through of Mobile Home Park Community. Mobile homes are not inspected or regulated by our Department.

**Park Manager Contact Information:**

- Park office is located at site #329.
- Park Manager's contact information has been provided to each resident and is posted on office window: phone #715-869-1725 or text #715-800-8137 or email amber@idyllwildgroup.com.

**Registration of Owners:**

- The manufactured home community operator shall maintain a register of owners and occupants of manufactured homes located in the community.
- Park manager has been in contact with residents and is in the process of updating registry. Occupant listing/registry was reviewed during inspection.
- Per discussion with Manager, lease/rental agreements (dated 6/1/22) have been provided to all park occupants.
- Inspector was provided with a copy of lease agreement at time of visit.

**Garage and Rubbish:**

- Garbage and recycling (Harter's) containers are provided at each site.
- Several large dumpster units are provided onsite (limited basis) for use in park cleanup.
- Continue cleanup of vacant and occupied sites in park, ensure that garbage, debris, rubbish, glass etc. are removed and properly disposed of.
- Remove accumulated garbage, wood debris, and discarded items (chairs, coolers, hot tub, tires, paddle boat etc.) from vacant land, north of Mobile Home park community. Recommend gating off dirt road and posting no trespassing signs to prevent illegal dumping in this vacant /unoccupied area.

**Notes:**

- The pump alarm of the sanitary lift station (located at the west end of 100 block) was observed not sounded or illuminated at time of inspection. Sewage overflow was not observed at lift station.
- Sanitary pipes at several vacant sites require proper capping.
- Clean up vacant sites to remove garbage and debris
- Remove branch piles and wood debris observed in park.

- Maintain park in a clean, safe, orderly and sanitary condition.

**Violations listed to be corrected and maintained in compliance with the Manufactured Home Community Code  
DSPA 326.**

**Violations will be rechecked for correction/compliance at the next routine inspection.**

Any operator aggrieved by an order of this department under this chapter may request a hearing as provided in ch.227 statute, if state licensed, or a local ordinance if licensed by an agent health department.

Person in Charge



**Amber Hood**

Sanitarian



**Cheryl Helms  
(715) 345-5772**