

Re-Sale Certificate Inspection

The resale certificate inspections are performed by the board in the process of transfer of property to a new unit owner. Any non-corrected issues will be listed on the certificate at settlement and presented to the new unit owner along with a time frame to rectify the violations. The enclosed is a general summary of what is reviewed from a (visual outside inspection), and does not constitute a warranty of defects in material or workmanship of construction. As rules may change, this document may be modified accordingly.

The inspection will review any alterations, additions and improvements made to the unit which may not have had association approval. (e.g. satellite dishes, decks, patios, mulch beds). If so, do they conform to the R & R document, and if appropriate do they conform to Township Code? Further investigation may be necessary.

1. Mulch Beds: (Do they conform with landscaping rules)
 - a. Size
 - b. Plantings, outside the dimensions of the bed
 - c. Weeds
2. Painting: (visual inspection of outside trim, garage door, front door)
 - a. Peeling, chipped or damaged paint, faded paint
 - b. Are the trim colors correct to color palette (Architectural rules)
 - c. Do the color of front door and shutters conform to the pattern of the community (Farm House Red, -Georgetown Green-Carolina Slate) and do the villa mates match in color pattern
3. Siding, Fascia, Soffit Trim, Gutters
 - a. Missing material, loose, warped, holes, or mismatched material
 - b. Mold or mildew
4. Roof:
 - a. Missing shingles, mismatched shingles in style or color
 - b. Mold or mildew
5. Outside Lights:
 - a. Missing components, corrosion, mismatched, unsightly and not in conformance with architectural rules)
6. Driveway Pads: (not in conformance with architectural rules)

7. Railings: (not in conformance with architectural rules)
8. Sidewalks/ Steps:
 - a. Broken or damaged sidewalks
 - b. Steps that have settled with a resulting riser above 7 inches (code violation)
9. Windows: (not in conformance with architectural rules)
10. Garage Doors:
 - a. Paint condition, chipped, peeling, faded, discolored
 - b. Bent, broken, or damaged panels
 - c. Mismatched panels
11. Foundations:
 - a. Peeling or flaking paint
 - b. Wrong color (not in conformance with color palette, architectural rules)
12. Pop-Up Drains:
 - a. Are they clearly visible
 - b. Are they missing components
 - c. Are they clogged