

Afton Glen Homeowners Association Architectural Review Board Inspection Checklist

Address: _____

The items on this checklist are not intended to be all-inclusive but rather serve as a guide to the most often noted discrepancies.

This checklist is not a substitute for obtaining project approval as required in the ARB Guidelines. References are to section (§) and paragraph of the ARB Guidelines (*Afton Glen Homeowners Association Handbook*, revised 2000).

Items are considered a deficiency if they are visible from the curb, regardless of where on the property the violation is situated.

- Minor Point of Concern
- Major Point of Concern

Fences:

- Not constructed in accordance with ARB approved plans on file with the management company. (§VII, 1)
 - In poor repair (missing boards, visible rot)
- _____
- _____

Storage Sheds:

- Not constructed or emplaced in accordance with ARB approved plans (§VII, 2)
 - Not screened or shielded from view of street (§VII, 2)
- _____
- _____

Patios & Decks:

- Not constructed in accordance with ARB approved plans (§VII, 3)
 - In poor repair (e.g., missing boards, painted, solid screening)
- _____
- _____

Arbors, Trellises, Privacy Screens:

- Not constructed in accordance with ARB approved plans (§VII. 3. C.)
 - Installed as freestanding wall or fence
 - Installed with framing
 - Installed in place of railings
 - Solid screening
- _____
- _____

Recreational and Play Equipment:

- Not approved by ARB (§VII, 7)
 - Rusting, falling apart, missing major components
 - Extremely faded, peeling paint
- _____
- _____

Exterior Painting:

- Color is not in accordance with §V (McCormick's Williamsburg Paints)
 - Paint is peeling, blistered, extensive mold visible from curb
 - Dirty/stained
- _____
- _____

Exterior Trim/Woodwork:

- Trim is missing (fascia boards, window sills and frames, door frames), extensively damaged, deteriorated, rotted; replacement most likely remedy
 - Loose, caulk missing; repair needed
- _____
- _____

Siding:

- Missing, cracked (vinyl), major dents (aluminum), bricks missing/spalling (loss of surface)
 - Extensive mold/algae
 - Dirty/stained, mortar missing, buckling
- _____
- _____

Gutters and Downspouts:

- Missing, sagging, major dents
- Adversely affects drainage on adjacent properties
- Mold/algae

Roofs:

- Asphalt shingle tabs damaged (cracked, broken)
- Missing shingles, deteriorated/worn

Driveways/Walks/Stoop:

- Asphalt extensively cracked (cracks greater than 1/4" wide, missing pieces of asphalt, "alligator" cracking over 25% of driveway, weeds growing through asphalt)
- Concrete cracked and missing large pieces of concrete
- Extensive deterioration of concrete, missing bricks, or missing/damaged handrail on steps
- Sidewalk poses a tripping hazard or is broken (report this to VDOT—not the homeowner's responsibility to repair)
- Asphalt settled, some cracking less than 1/4", extensive oil stains
- Concrete stained, minor cracking

Landscaping:

- Obstructs sight lines for traffic (§VII, 26)
- Planted areas contain extensive amounts of weeds or dead plants (§VIII)
- Accumulated trash or debris (§VIII)
- Dead trees and shrubbery (§VIII)
- Failure to edge sidewalks, allowing overgrowth (§VIII)
- Lawn not mowed, in excess of 6" high (§VIII)
- Lawn areas not repaired when turf is dead (weather conditions are given consideration)
- Planting areas or lawn not repaired when trees/shrubs removed

Trash:

- Trash cans and/or recycling bins stored in front of house (§VII, 22)

Mailboxes:

- Dented, door broken or missing, rusty, post not plumb

Notes:

Date: _____ Time: _____

If you have questions about the inspection please contact: _____