

Lot-by-Lot Inspections

If you are new to Ashburn Farm Association and unacquainted with this process, let us explain. Lot-by-Lot inspections are conducted annually by Association Inspectors. They visit each and every property in Ashburn Farm (excluding the condominiums) taking time to walk each lot and assess the condition of each property.

Inspections will begin this year as soon as weather permits. Notification by neighborhood will be in the newsletter, on our website, and signs will be posted at main roads of the neighborhood to be inspected. Signs will go up notifying “HOA Inspections Next Week” and then will change to “HOA Inspections in Progress”. **No violations letters will be sent until on or after April 1st** to give ample good weather time for any violations to be addressed by Homeowners. If a noted violation has already been addressed before receipt of the letter, it will be noted as corrected on the second round of inspections. Second round inspections which will occur at least ninety (90) from April 1st and a correction deadline will be noted on any inspection letters that will require a second inspection.

Why do inspections?

Why expend the resources to do this, you might ask? Well, we expend this level of resource to make certain that we’re doing all we can to do ensure that Ashburn Farm property values remain high. It’s also our opportunity to check-in with you to make certain that we’re both in agreement about the condition of your property and that as a homeowner, you fully understand your maintenance obligations under the Governing and Architectural Guideline documents. Annual lot inspections are another resource used by the Association to ensure that all property owners are consistently and uniformly maintaining their homes. Whether one lives on the southern side of the Farm in a neighborhood that was constructed early in our community’s development or at the northern end of the Farm with more recent construction, the Association strives to work throughout the community, with each property owner to keep the aesthetics of the community pleasing. The superior condition of our various neighborhoods is what attracts people to Ashburn Farm, and why they generally remain in the community for many years.

So, how are these inspections done and what are you looking for exactly?

Now, more about the inspections themselves. When we inspect, we’re using our Governing documents, including the Architectural Guideline document, as a benchmark. We’re examining your rake boards and ledger boards, shutters, and dormers for any wood deterioration and fading paint. We’re doing a visual to see if your gutters, downspouts and drains appear to be securely attached and are in good condition. We’re going to inspect the appearance of your deck, patio and any other exterior improvements that may exist. If you have a lamp post, we’ll note if the lamp is operating properly and the general condition of the lamp. We’ll check your siding for discoloration and excessive dirt or other damage or stains. Also noted will be the location of any portable basketball goals or play equipment. Trash cans and recycling containers not stored properly will be noted as will be lawns that need to be cut or trees that should be pruned. Finally, we’ll check to make certain that your house numbers are attached and easily visible from the street which is a requirement of Loudoun County code.

Please keep in mind that the inspection is not a comparison to the other homes in the neighborhood or community, but rather the community standard and any violations are not the result of a complaint, but rather a quick assessment of your property at that particular moment in time.

The inspection report

Once the inspection has been completed, properties where we’ve identified concerns or violations will receive an inspection report letter in the mail, along with an estimated timeframe for correction. In situations where the violation is particularly serious, or difficult to adequately describe a photograph of the problem may accompany the inspection report letter. Additionally a photograph of any violation can be requested, but please note that homes with multiple violations of the same type are not all photographed.

The following is a list of a few simple corrections you can make to avoid common lot-by-lot violations.

- 1) Store all toys and recreation equipment out of view,
- 2) Double check that your trash and recycling containers are stored out of view on non-trash days,
- 3) Make certain the general exterior of your home is in good order and check your garage door for peeling paint. 4) Look up! Rakeboards located at the roof line and just under the shingles should be checked for paint condition. Often paint is

faded or peeling in this area. This is the #1 problem we identify on homes throughout the community. 5) Check the wood trim around windows and doors. If the wood is deteriorating and paint is needed, get that work scheduled now for early spring. 6) If you made an exterior improvement last fall and forgot to get approval, don't delay any longer. Visit our website, www.ashburnfarmassociation.org to download the appropriate forms. 7) In the spring and throughout the summer and fall, make certain your lawn is mowed and any landscaping is being maintained. Simply put ...your lot should be tidy. If you already know you've got larger issues, schedule the maintenance ahead of time. Once lot-by-lot inspections start, many owners will find contractors book up quickly for spring and summer. Recently moved to Ashburn Farm? If you have just recently purchased your property, you should have received a Homeowners Disclosure Package from the seller. The package included information about a detailed inspection we did of the home and any noted violations. Since this is the most comprehensive inspection we perform and we keep this information on record for follow-up, we'll skip a property inspection of your property during the Lot-by-Lot process. If the property had violations at the time of the disclosure inspection, you're already in the process for a follow up inspection. You are encouraged to begin looking at your home now. Certainly weather plays a big role in painting and exterior maintenance, but it doesn't affect the proper storage of children's toys or garbage cans or the scheduling of obvious repairs. Other questions? Give the Covenants Department a call at 703-729-6680 or send an e-mail to covenants@afhoa.net. We're here to help you.