

Annual Lot & Property Inspections

Ashburn Farm Association's Annual Lot & Property inspections begin March 1 each year, as weather permits. If you are new to Ashburn Farm Association and unacquainted with this process, we'll explain.

The Association's Annual Lot & Property inspections are conducted each year by Association staff, generally from March until November. We visit each and every property in the community is inspected. Staff walk each lot and assess the condition of each property against the Association's Architectural Standards.

Why do inspections?

Why 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 Association properties receive top dollar at resale, ensuring everyone's investment in their homes is protected. The Annual Lot & Property inspections is an opportunity to check-in with you and ensure the condition of your property meets the Standards required by the Association, and that as a homeowner, you fully understand your maintenance obligations under the Covenants and Architectural Standards.

The Association's Annual Lot & Property inspections are not a report card, or a judgement about lifestyle, etc., but rather is a resource used by the Association to ensure that all property owners are consistently and uniformly maintaining their homes in accordance with the Association's Architectural Standards. The condition of our neighborhoods is one of the reasons this is a sought-after community.

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

When we inspect, we're using the Association's Governing documents, including the Covenants & Restrictions, as well as the Association's Architectural Standards & Maintenance Guidelines, as the benchmark. Inspectors look at the exterior of your home and any exterior buildings or modifications made, such as a shed, patio, or walkway. Inspectors review the house numbers, rake boards and ledger boards, shutters, and dormers, windows and doors, and other various trim for any wood deterioration and fading paint or mismatched paint where a color change is noticeable as well as siding for discoloration and excessive dirt or other stains as well as damage, dents, etc. The inspectors visually inspect to see if the gutters, downspouts, utility cables, etc. are securely attached and well maintained. The inspectors will also to inspect the appearance of your deck, patio and any other exterior improvements that may exist. The Inspectors will note the location of any portable basketball goals or play equipment, as well as seasonal items like hand tools, hoses, ladders, etc. to ensure clutter is kept at bay. Trash cans and recycling containers not stored properly will be noted as well as lawns that need to be cut or treated for weeds. As you can see, we're noting any repairs or obvious violations that we see when walking around your property. Keep in mind that any violations are not the result of any complaint, but a quick assessment of your property at that particular moment in time.

The inspection report

Once we've completed the inspection homeowners with property where we've identified concerns or violations will receive an inspection report letter in the mail approximately 7-10 business days later along with a timeframe for correction. Photographs of the violations may accompany the inspection report letter and are to be used as a guide to locate the issue noted by the inspector, but additional or worse conditions may exist that the inspector could not confirm without possible damage to the property.

A simple walk around one's own property on a monthly or bi-monthly basis to identify small issues before they worsen can save a lot of work and money. Reduce you're violations by:

- 1) Storing all toys, tools, and recreation equipment out of view,
- 2) Double check that your lidded trash and recycling containers are stored behind the rear plane of your home, against the home structure, and not in direct line of sight of adjacent properties.
- 3) Make certain the general exterior of your home is in good order, no mold mildew, dirt or grime, as well as areas that see more wear like entry doors and garage doors should be checked for dings, scrapes and peeling paint.
- 4) **Look up!** Rake boards and other trim located at the roof line and just under the shingles should be checked for paint as well as its condition. Often paint is faded or peeling in this area as well as others with long term direct sun exposure. Rake and fascia boards, as well as trim around chimneys and other inconspicuous locations are often hiding violations.
- 5) Check the wood trim around windows and doors. If the wood is deteriorating or paint is needed, get that work scheduled.
- 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. The Architectural Standards and Maintenance Guidelines require that weeds be periodically removed from your yard and that it uniformly consists of turf type fescue.

Recently moved to or within 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 the following years Annual Lot & Property inspection. If the property had violations at the time of the Disclosure inspection, you're already in the process for a follow up inspection.

Association Members are encouraged to begin looking at their homes and properties now. 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 repairs that can reduce the work necessary to bring the home into compliance in the coming year.

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.

Lot by Lot Inspections- FAQ's

The Associations Annual Lot & Property inspections have begun throughout the community and as with any project of this magnitude, questions arise regarding the process. Below are some frequently asked questions and answers designed to provide our homeowners with a general understanding of the overall process. As always, homeowners are welcome to direct specific questions regarding their individual inspections to the Association's office.

What is a lot by lot inspection?

A lot by lot inspection is a visual inspection of the exterior appearance of the property.

What is the purpose of the lot by lot inspection?

The purpose of the inspection is to maintain the uniform appearance of the community and to ensure homeowners keep their properties in accordance with Association's Covenants & Standards.

Is every home in the community included in the lot by lot inspection process? Every single family and town home is subject to inspection. Apartments and condominiums are not subject to inspection by the Association.

How often will lot by lot inspections be performed?

The Lot & Property inspections will be performed annually.

What happens if my home is cited for a violation as a result of the lot by lot inspection?

A first notice of violation is sent with a compliance due date. If the violations are not abated, a second notice is sent stating a quickly approaching compliance due date. If the violation continues, the homeowner is then called to a 55-513 hearing where fines can be assessed.

What are some of the most common violations cited in the lot by lot inspections?

Some of the most common violations are rake boards that need to be painted; trim needs to be painted or replaced; unsightly debris and other items located on property; unauthorized external modifications done to property and mismatched paint due to incomplete "touch-ups" and fading.

What is a rake board? Fascia board? Etc.

A rake board is the diagonal trim running along edge of roof shingles. A fascia board is the

facing band along the top of a wall just below the roof. For a complete list of glossary terms, please refer to the Association's Architectural Standards & Maintenance Guidelines.

How long do I have to correct the violation?

The first notice typically gives 90 days correct a home maintenance violation. Issues like tall grass, clutter, etc. are given 7 days.

Can a violation notice be removed from my file once it's corrected?

No. The violation notice remains a part of the file however it is noted as CURED once the violation is corrected.

What happens if my home is incorrectly cited for having a violation?

The Association staff makes every attempt to avoid this happening however if it does occur, the violation is removed and a correction memo is placed in the unit file.

