

Bixby Village Property Transfer Checklist, Architectural

Property Address: _____

Date Homeowner Advised HOA of Impending Transfer: _____

Realtor: _____ Agency: _____

Date of Inspection: _____ Expected Date of Escrow Close: _____

Inspected By: _____ Phone No. _____

_____ Phone No. _____

GENERAL EXTERIOR

Front Entrance

Entry surface is of an acceptable material & color Yes No

Needs Corrective Action:

Front door is a natural wood stain and not painted Yes No

Needs Corrective Action

Front door screen (if applicable) is retractable style Yes No

Needs Corrective Action

Exterior light fixtures are appropriate in color and style Yes No

Needs Corrective Action

Comments: _____

Windows

Screens allow the mullions to show Yes No

Needs Corrective Action

Exteriors are acceptable (mullion spacing and white in color) Yes No

Needs Corrective Action

Comments: _____

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Patio Area

- Lattice enclosures are of an acceptable material & color Yes No
Needs Corrective Action
- Patio surface material and installation is acceptable Yes No
Needs Corrective Action
- Iron gate conforms to HOA height/location/type standards Yes No
Needs Corrective Action
- Patio door(s) are of an acceptable material & color with proper mullions Yes No
Needs Corrective Action

Comments: _____

Garage and Associated

- Garage door is of appropriate material, color and style Yes No
Needs Corrective Action
- Windows and inserts (if applicable) are of appropriate style Yes No
Needs Corrective Action
- Exterior light fixtures and address sign are of the appropriate style Yes No
Needs Corrective Action
- Can the garage accommodate the parking of 2 regular sized automobiles Yes No
- Has garage been used for something other than automobile parking Yes No

Comments (including Garage use and problems with parking 2 cars)

Buyers acknowledgement that outside parking is not available if 2 or less cars are registered and that buyer is familiar with the associations parking regulations

Buyers Signature

Date

ATTACHMENTS AND OTHER

- Satellite dish(s) located and installed in an acceptable location/manner Yes No
Needs Corrective Action
- Satellite or cable wiring installed in an acceptable manner Yes No
Needs Corrective Action

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ATTACHMENTS AND OTHER (continued)

Patio/Single Family home mailbox conforms to standard Yes No
Needs Corrective Action

Comments: _____

Roof Mounted Solar Energy System

If a roof mounted solar energy system is installed seller must obtain buyers written understanding that buyer is aware of the homeowners financial and property lien obligations relating to said system. If buyer is unwilling to assume these obligations then the system is to be removed and all appropriate repairs required to bring the roofing system to its original condition must be completed before close of escrow.

Is a Solar Energy System Installed Yes No

Sellers acknowledgement that buyer has been given written notice of obligations

Sellers Signature Date

Is re-inspection required? Yes No

Does seller agrees to make noted repairs prior to ownership transfer Yes No

Sellers Signature Date

If NO, Buyer acknowledges to make noted repairs within 30 days of ownership transfer and pay the HOA re-inspection fee. Yes No

Buyer acknowledgement of the Bixby Village Property Transfer Checklist, Architectural

Buyers Signature Date

Return signed checklist prior to escrow close to PCM 23726 Birtcher Dr Lake Forest, CA 92630
Phone: 949-769-7261