



STREET ADDRESS: _____

Date of Initial Inspection: _____

Date of Reinspection: _____

Inspector: _____

HOME INSPECTION CHECKLIST

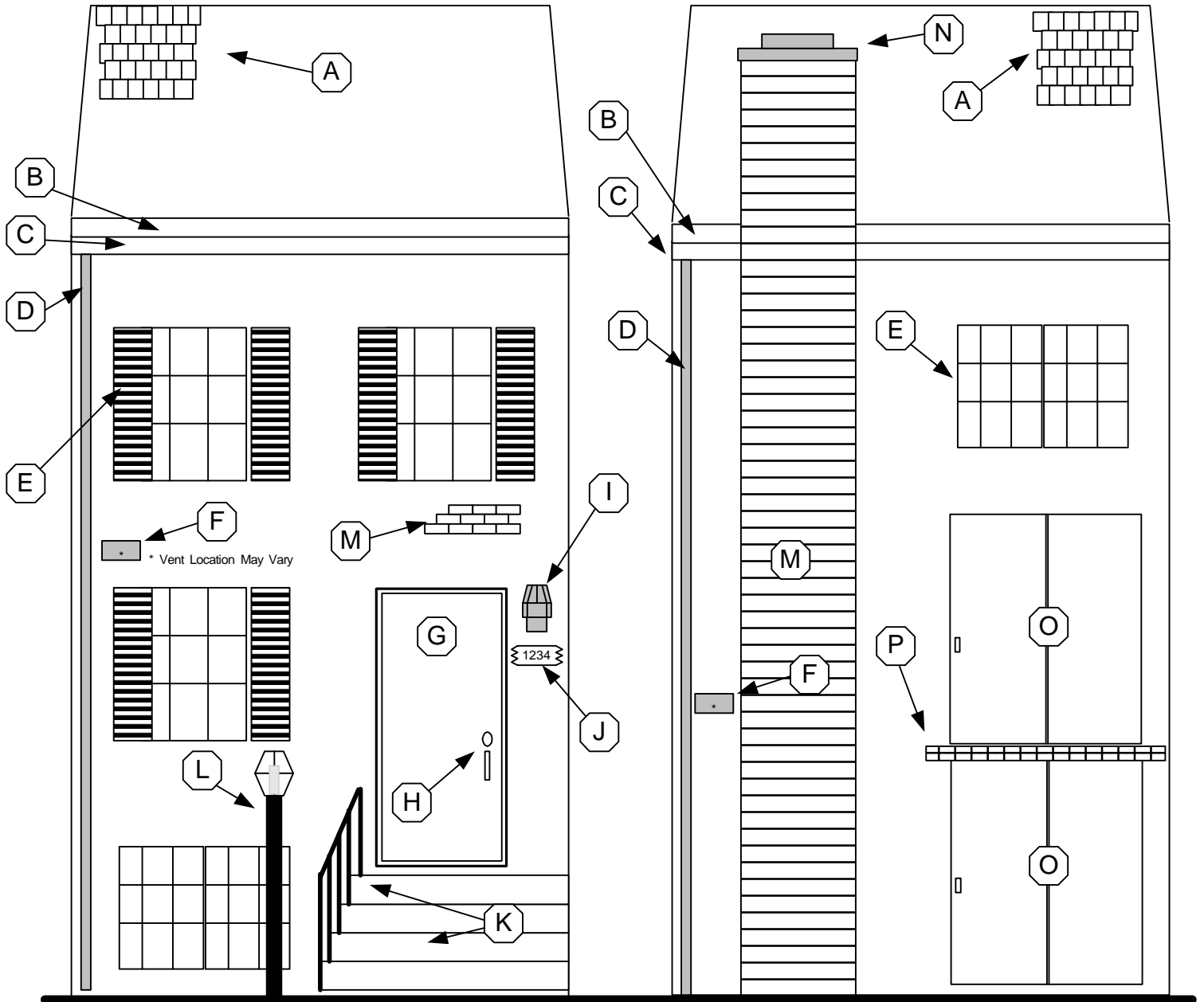
Visually Inspect Items - Items are inspected visually and no representation is made as to their condition, serviceability, or durability. FAILED Items require repair, replacement, or adjustment.

<u>PASS</u>	<u>FAIL</u>	<u>CORRECTED OR REPAIRED</u>		<u>COMMENTS (IF ANY)</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. ROOF - COLOR & APPEARANCE	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. GUTTERS - COLOR & APPEARANCE	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. ROOF TRIM & SOFFITS - COLOR & APPEARANCE	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. DOWNSPOUTS - COLOR & APPEARANCE	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. SHUTTERS & WINDOWS - COLOR & APPEARANCE	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. VENTS - COLOR & APPEARANCE	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. FRONT DOOR, STORM DOOR OR GARAGE DOOR	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. FRONT DOOR HARDWARE	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. DOOR LIGHT - WALL SCONCE OR ENTRANCE	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. HOUSE NUMBERS & PLAQUE	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. RAILINGS, STEPS & WALKWAYS	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. FRONT LAMP & POST	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. BRICK & SIDING	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N. CHIMNEY CAP & FLASHING	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	O. REAR DOORS	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	P. DECK APPEARANCE & VISIBLE CONDITION	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Q. FENCE & GATE	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R. GARDEN TOOLSHED	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	S. BUSHES, SHRUBS, TREES, & LANDSCAPING	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	T. FIREWOOD STORAGE	_____

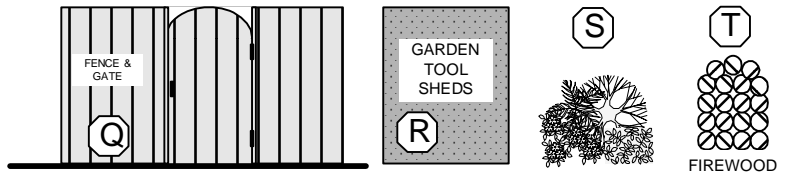
Feature Locations May Be Reversed

FRONT

REAR



- | | |
|------------------------------------|------------------------------------|
| A ROOF | K RAILINGS, STEPS & WALKWAY |
| B GUTTERS | L LAMP & POST |
| C ROOF TRIM & SOFFITS | M BRICK & SIDING |
| D DOWNSPOUTS | N CHIMNEY CAP AND FLASHING |
| E SHUTTERS, WINDOWS & GLASS | O REAR DOOR(S) |
| F VENTS | P DECK |
| G FRONT DOOR & STORM DOOR | Q FENCE & GATE |
| H FRONT DOOR HARDWARE | R GARDEN-TOOLSHEDS |
| I DOOR LIGHT SCONCE | S BUSHES SHRUBS & TREES |
| J HOUSE NUMBER & PLAQUE | T FIREWOOD |



INSPECTION KEY
MHHA HOME INSPECTION

GENERAL MODEL USED FOR CHECKLIST



Not to Scale

MHHA ARC INSPECTION GUIDELINES

CHECK LIST ITEM	MHHA ARC STANDARDS INSPECTOR GUIDELINES FOR INSPECTION CHECKLIST
A	<p>ROOF - COLOR & APPEARANCE:</p> <p>VARIOUS SHADES OF BROWN OR BLACK ARE IN USE WITHIN THE COMMUNITY.</p> <p>THE ROOF IS ASPHALT SHINGLE AND SHOULD BE IN GOOD SHAPE - NO CURLING OR MISSING SHINGLES SHOULD BE VISIBLE.</p> <p>THE ROOF SHALL BE FREE OF ANY NON ROOF ELEMENTS WHEN VIEWED FROM THE STREET.</p>
B	<p>GUTTERS - COLOR & APPEARANCE:</p> <p>GUTTERS ARE TO BE INDUSTRY STANDARD, WHITE IN COLOR, AND IN GOOD PHYSICAL SHAPE.</p> <p>GUTTERS SHOULD BE FREE OF OBVIOUS DENTS.</p> <p>DROOPING/SAGGING/LOOSE, OR GUTTERS THAT HAVE PULLED AWAY FROM THE HOME WILL REQUIRE IMMEDIATE REPAIR.</p> <p>RUSTED GUTTERS SHOULD BE PROMPTLY REPAIRED OR REPLACED.</p> <p>THE APPROVED GUTTER STYLE IS A 4 OR 5 INCH "K" STYLE GUTTER. GUTTER SIZE IS TO BE UNIFORM ACROSS THE FRONT OR REAR OF THE HOME.</p>
C	<p>ROOF TRIM & SOFFITS - COLOR & APPEARANCE:</p> <p>ROOF TRIM, RAKES, GABLES, AND SOFFIT COLORS ARE GOVERNED BY THE COLOR SCHEME OF THE HOME.</p> <p>NO PEELING PAINT, FLAKING PAINT OR MISSING PAINT, OR OTHER OBVIOUS DAMAGE (DRY ROT, MISSING TRIM, SOFFIT PIECES, ETC.) SHOULD BE VISIBLE.</p> <p>INSPECTION INCLUDES ROOF RAKE BOARDS ALONG SHARED PARTITION WALLS. BOTH HOMES SHOULD BE NOTIFIED OF FAILED CONDITION.</p>

MHHA ARC INSPECTION GUIDELINES

D	<p>DOWNSPOUTS - COLOR & APPEARANCE:</p> <p>THE APPROVED DOWNSPOUT SIZE IS 3 X 4 INCHES.</p> <p>GUTTER DOWNSPOUTS ARE INDUSTRY STANDARD WHITE IN COLOR AND RECTANGULAR IN SHAPE.</p> <p>THEY ARE TO BE FREE OF DAMAGE, I.E., OBVIOUS DENTS AND/OR PULLED AWAY FROM THE HOME OR LOOSE MOUNTING STRAPS.</p> <p>FRONT DOWNSPOUT EXTENSIONS EXTENDING BEYOND THE HOME AND IN PUBLIC VIEW MUST BE BURIED, OR CAMOUFLAGED BY LANDSCAPING.</p> <p>DOWNSPOUT EXTENSIONS MAY NOT EXTEND INTO PUBLIC OR COMMON AREAS, OR DIRECTLY FLOW ONTO PUBLIC WALKWAYS OR ADJACENT HOMEOWNER PROPERTY.</p>
E	<p>SHUTTERS AND WINDOWS - COLOR & APPEARANCE:</p> <p>SHUTTERS ARE TO BE PROPERLY PAINTED AND MAINTAINED WITH NO DAMAGE VISIBLE.</p> <p>WINDOW GLASS AND/OR WINDOW GRIDS (DIVIDERS) WITH OBVIOUS DAMAGE MUST BE REPAIRED OR REPLACED.</p> <p>TORN OR DAMAGED WINDOW SCREENS MUST BE REPAIRED/REPLACED OR REMOVED.</p>
F	<p>VENTS -COLOR & APPEARANCE (I.E., BATHROOM, KITCHEN & DRYER ETC.):</p> <p>FRONT VENTS MUST BE FREE OF DENTS AND DAMAGE AND ARE REQUIRED TO BE PAINTED THE APPROPRIATE COLOR FOR THE PAINT SCHEME OF THE HOME.</p> <p>REAR VENTS MAY BE ALUMINUM OR NEUTRAL IN COLOR OR PAINTED TO MATCH THE HOME SIDING OR THE PAINT SCHEME OF THE HOME.</p>

MHHA ARC INSPECTION GUIDELINES

G	<p>FRONT DOOR, STORM DOOR, OR GARAGE DOOR:</p> <p>FRONT DOOR, STORM DOOR (IF IT EXISTS) AND GARAGE DOOR MUST BE PAINTED THE APPROPRIATE COLOR FOR THE PAINT SCHEME OF THE HOME.</p> <p>THE STORM DOOR IS TO BE A FULL VIEW STYLE WITH NO DECORATIVE GLASS, MIDDLE OR DIVIDING BARS, OR BULKY FRAME.</p> <p>A FULL SCREEN INSERT IS ACCEPTABLE DURING SPRING AND SUMMER MONTHS (MAY TO SEPTEMBER).</p> <p>DAMAGED DOOR COMPONENTS MUST BE PROMPTLY REPAIRED OR REPLACED (DOORS, HEADERS, FOOTERS AND JAMS.)</p> <p>REPLACEMENT OF GARAGE DOORS MUST BE APPROVED BY THE MHHA ARC.</p>
H	<p>FRONT DOOR HARDWARE (BRIGHT BRASS IS NOT APPROVED):</p> <p>DOOR HARDWARE SHOULD BE SCULPTURE ANTIQUE BRASS/OR BRONZE WITH CURVED HANDLE AND SIMILAR IN STYLE TO THE ORIGINAL LOCK. THE PRE-APPROVED REPLACEMENT MODEL IS KWIKSET HANDLESET "GIBSON" #552/553/554 http://www.kwikset.com/Products/default.aspx/Details/Gibson</p> <p>DOOR KICK PLATES MAYBE INSTALLED UPON REQUEST AND APPROVAL OF THE MHHA ARC AND ARE REQUIRED TO MATCH THE DOOR HARDWARE IN FINISH. BRIGHT BRASS FINISHES ARE NOT ALLOWED.</p> <p>DOOR KNOCKERS (IF USED) ARE NOT TO BE BRIGHT BRASS AND SHOULD BE HARMONIOUS WITH DOOR HARDWARE AND THE COMMUNITY.</p>
I	<p>FRONT DOOR LIGHT - WALL SCONCE (BRIGHT BRASS IS NOT APPROVED) OR ENTRANCE LIGHT:</p> <p>CHECK FOR DAMAGE AND GENERAL APPEARANCE.</p> <p>THE LIGHT FIXTURE, IF NOT THE ORIGINAL SHOULD BE SIMILAR IN STYLE IN SIZE, SHAPE AND FINISH TO THE ORIGINAL.</p> <p>ALL REPLACEMENT FIXTURES REQUIRE MHHA ARC APPROVAL.</p>

MHHA ARC INSPECTION GUIDELINES

J	<p>HOUSE NUMBERS & PLAQUE:</p> <p>THE SHAPE OF THE PLAQUE (FEATHERED, OR RECTANGULAR) IS DICTATED BY STREET.</p> <p>DOMINION WAY AND MARSHALL HEIGHTS COURT HAVE RECTANGULAR PLAQUES, PAINTED WITH DURON "ORIENTAL IVORY 5790W" WITH BLACK LETTERS BETWEEN 3 AND 4 INCHES IN HEIGHT. (NO SCRIPT OR ITALIC LETTERS, STANDARD TYPE FONT ONLY)</p> <p>HUTCHISON GROVE COURT AND DOMINION HEIGHTS COURT HAVE "FEATHERED" PLAQUES. PAINTED WITH DURON "BLEACHED OAK 4601W" WITH BLACK LETTERS BETWEEN 3 AND 4 INCHES IN HEIGHT. (NO SCRIPT OR ITALIC LETTERS, STANDARD TYPE FONT ONLY)</p> <p>THE PLAQUE IS TO BE MOUNTED HORIZONTAL (NOT TILTED OR ANGLED) AND MUST BE VISIBLE FROM THE STREET (SAFETY ISSUE).</p>
K	<p>RAILINGS, STEPS & WALKWAYS:</p> <p>FRONT RAILINGS ARE TO BE IN GOOD SERVICEABLE CONDITION - NO LOOSE OR RUSTED RAILINGS.</p> <p>NO DAMAGED STEPS OR WALKWAYS.</p> <p>ALL METAL RAILINGS (PORCH AND/OR FRONT STEPS) ARE TO BE PAINTED SEMI-GLOSS SATIN BLACK.</p>
L	<p>LAMPPOST LANTERN AND LAMP POST:</p> <p>THE LAMP POST IS TO BE REASONABLE VERTICAL (+/- 3 DEGREES) AND AT OR NEAR THE SAME HEIGHT AS THOSE ALONG ITS STREET.</p> <p>THE POST IS TO BE PAINTED SEMI-GLOSS SATIN BLACK IN COLOR AND DOES NOT HAVE A CROSS BAR.</p> <p>ALL LAMPPOST LANTERNS ARE TO HAVE AN INTERNAL FROSTED GLASS CHIMNEY.</p> <p>THE LAMPPOST LANTERN IS TO BE THE ORIGINAL OR THE PRE-APPROVED REPLACEMENT (ADJUSTA-POST MODEL 112BK (BLACK WITH STANDARD CLEAR LENS AND FROSTED GLASS INTERNAL CHIMNEY). http://www.aplighting.com/product_popup.php?id=102</p> <p>ALL OTHER REPLACEMENT LANTERNS REQUIRE MHHA ARC APPROVAL.</p>

MHHA ARC INSPECTION GUIDELINES

M	<p>BRICK & SIDING:</p> <p>BRICK AND SIDING SHOULD BE IN GOOD SHAPE WITH NO OBVIOUS DAMAGE.</p> <p>BRICK AND SIDING SHOULD BE FREE OF MOLD AND OTHER STAINS.</p>
N	<p>CHIMNEY CAP & FLASHING:</p> <p>CHIMNEY CAP SHOULD BE IN PLACE AND MATCH THE STYLE IN USE IN THE COMMUNITY - CHECK FOR VISIBLE DAMAGE AND/OR OBVIOUS MISSING COMPONENTS.</p> <p>RUSTED CAPS REQUIRE REPLACEMENT/REPAIR OR PAINTING TO PREVENT RUST FROM STAINING HOME SIDING AND POSSIBLE WATER DAMAGE TO THE HOME.</p> <p>IF PAINTED, CAPS SHOULD BE SIMILAR IN COLOR TO UNPAINTED GALVANIZED STEEL. (VERY LIGHT GREY - STEEL WOOL COLOR)</p> <p>REPLACEMENT CHIMNEY CAPS SHOULD MATCH IN STYLE AND MATERIAL AS THE ORIGINAL.</p> <p>STAINLESS STEEL IS THE PREFERRED SUBSTITUTE FOR GALVANIZED STEEL.</p>
O	<p>REAR DOORS (DECK AND PATIO):</p> <p>REAR DOORS SHOULD BE IN GOOD SHAPE AND PAINTED, OR FINISHED IN A NEUTRAL COLOR OR NATURAL FINISH.</p> <p>DAMAGED DOOR COMPONENTS MUST BE PROMPTLY REPAIRED OR REPLACED (DOORS, HEADERS, FOOTERS AND JAMS.)</p>
P	<p>DECKS:</p> <p>DECKS ARE TO BE IN SERVICEABLE CONDITION (THIS IS A VISUAL INSPECTION ONLY, NOT A STRUCTURAL INSPECTION) AND MUST BE OF A NATURAL WOOD COLOR, AND/OR WOOD FINISH.</p> <p>PAINTED DECKS ARE NOT ALLOWED.</p>

MHHA ARC INSPECTION GUIDELINES

Q	<p>FENCE AND GATE(S):</p> <p>FENCES AND GATES SHOULD BE IN A SERVICEABLE CONDITION AND SHOULD NOT BE LEANING, MISSING BOARDS, OR HAVE BROKEN FENCE SLATS, STRINGERS OR TOP RAILS.</p> <p>FENCES ARE TO BE CONSTRUCTED OF WOOD MATERIALS.</p> <p>FENCE CONSTRUCTION IS ("NEIGHBOR FRIENDLY") BOARD ON BOARD STRAIGHT EDGE FENCE (NOT DOG EARED).</p> <p>FENCES ARE TO BE NATURAL IN FINISH. PAINTED FENCES ARE NOT ALLOWED.</p>
R	<p>GARDEN SHEDS:</p> <p>GARDEN SHEDS IF USED MUST BE PORTABLE (NOT FIXED TO THE MAIN BUILDING) AND SHOULD NOT EXCEED THE HEIGHT OF THE FENCE.</p>
S	<p>BUSHES, SHRUBS, TREES & LANDSCAPING:</p> <p>BUSHES AND SHRUBS SHOULD NOT PROTRUDE ONTO THE PUBLIC WALKWAYS.</p> <p>VINES ARE NOT ALLOWED ON THE EXTERIOR SURFACES OF THE HOME AS THEY WILL CAUSE DAMAGE TO THE BRICK AND/OR SIDING.</p> <p>TREES ARE TO BE MAINTAINED AND TRIMMED IN A SAFE MANNER AND DEAD BRANCHES PROMPTLY REMOVED.</p> <p>HOME LANDSCAPING IS TO BE DESIGNED TO BE IN HARMONY WITH THE COMMUNITY'S LANDSCAPING.</p>
T	<p>FIREWOOD STORAGE:</p> <p>FIREWOOD MAY ONLY BE STORED IN THE BACKYARD (NOT IN THE SIDE YARD OF AN END UNIT - UNLESS ENCLOSED BY FENCE AND IT IS NOT VISIBLE),</p> <p>FIREWOOD IS NOT PERMITTED TO BE STORED AGAINST FENCES, DECKS, OR HOMES (TERMITE HAZARD).</p> <p>FIREWOOD IS NEVER PERMITTED TO BE STORED ANYWHERE IN THE FRONT OF THE HOME. (I.E., FRONT PORCHES, DRIVEWAYS, ENTRANCE WAYS, ETC.)</p>