



Dear Tahoe Donner Area Realtor:

Tahoe Donner Association (TDA) was established in 1965 with the construction of private homes and multiple family units. Currently, TDA consists of over 5,790 single family homes and 114 multiple family units. Tahoe Donner's governing documents provide the basic authority to review properties to insure compliance with minimum standards of appearance and safety.

As the association ages, maintaining the high quality of our community includes communicating and working with homeowners to address "appearance" issues. Accordingly, the Homeowner Property Inspection Initiative was developed to provide for the inspection of home exteriors and the subsequent reporting to homeowners for resolution. This program is scheduled to begin February 1, 2013.

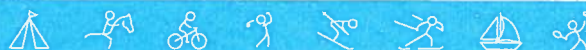
The program will be implemented in two different ways. One implementation is where 250 homes in the same geographical area will be inspected annually by viewing it from the street. The other implementation is when a home is purchased and a new deed received. When the new deed is received, the new owner will receive a 10-day notice that their property has been scheduled for a 360 degree exterior inspection. The inspection will be conducted 10-15 days later and the new owner will be advised of the results of the inspection. If the home passes the initial inspection, the new owner will be notified and no further action will be required. If the initial inspection indicates repairs or corrections are needed, notification will either be advisory only (for very minor issues with no re-inspection required) or in the case of moderate/major issues, a reasonable compliance time line will be established.

Although we are aware home inspections are normally completed during escrow, some of the items addressed in this program's exterior inspection are specific to the TDA HOA rules. Attached is the inspection form for your information.

Sincerely,

Roy Richner
Compliance Inspector
Tahoe Donner Association
(530)587-9406
r-richner@tahoedonner.com

Attachment: Inspection form



Home Inspection Checklist



Unit: _____ **Lot:** _____ **Date of Inspection:** _____ Photo's Taken

TD Address: _____ **Revision Date:** _____

Notes: _____

ROOF

Metal Composition Wood shingles

- Damaged or loose shingles Yes No
- Paint needed for shiny metal Yes No
- Damaged chimney / flue Yes No
- Damaged soffit / fascia Yes No
- Metal eave/Metal edge all sides 1-side only
- Loose screws
- Notes: _____

SIDING

- Paint and/or stain needed Yes No
- Trim: paint and/or stain needed Yes No
- Siding and trim damaged or decayed Yes No
- Damaged stone Address Numbers Compliant Yes No
- Notes: _____

WINDOWS / DOORS

- Broken Yes No
- Paint and/or stain Yes No
- Screens damaged Yes No
- Notes: _____

DECKS / STAIRWAYS

- Stairways safe and secure Yes No
- Painting and/or stain needed Yes No
- Boards loose, nails protruding Yes No
- Shiny brackets / hardware Missing pickets HAZARD: immediate action
- Notes: _____

EXTERIOR LIGHTING

- Broken or in disrepair Yes No
- Flood lights aimed downward Yes No
- Notes: _____

GARBAGE CAN ENCLOSURE

None Metal Wood

- Broken or in disrepair Yes No
- Painting and/or stain needed Yes No
- Notes: _____

Comments: _____