

FORD'S COLONY
DISCLOSURE PACKAGE INSPECTION LIST
WHEN LISTING YOUR HOUSE FOR SALE

This list is not intended to be all inclusive as other items could be observed by the HOA representative at the time of inspection. This list does provide guidance on the items that are being reviewed and the most common items noted as violations when disclosure packages are prepared.

*Check List for Architectural Details with references to the
Ford's Colony Purchaser's Handbook*

Address _____

_____ Window Grilles in all windows, transoms, sidelights and doors
Reference: Sec. 2, Paragraph N., Item #5.

_____ HVAC Unit/trash fencing _____ enclosed on three sides; painted or solid-stained white or off-white, or an approved color to match the trim or siding; on both sides.
Reference: Sec. 2. Paragraph L., Item #7

_____ All fencing, screen porches and deck railing, band boards, and risers _____ painted or solid-stained white or off-white or an approved color to match the trim or siding.
Reference: Sec. 2, Paragraph M., Item #4

_____ Exterior façade need of any maintenance shutters, trim, siding, etc.
Reference: Sec. 2. Paragraph I., Review entire section

_____ All roof vents, metal and PVC, shall be painted flat black
Reference: Sec. 2. Paragraph J., Item #2

_____ Driveway culvert ends dressed out with either flare ends or aggregate concrete, black vinyl or galvanized steel, a head wall or stack stone.
Reference: Sec. 2. Paragraph H., Item #7

_____ Shutter dogs/holdbacks (required in Section X only)
Reference: Sec. 3. Exhibit F for Section X – St. Andrew's Village

_____ Picket fence (required in Section X only)
Reference: Sec. 3. Exhibit F for Section X – St. Andrew's Village

*Check List for Overall Maintenance with references to the
Ford's Colony at Williamsburg Homeowners Association Amended and Restated Declaration of
Protective Covenants*

_____ Mail Box/Post
Reference: Article VII, Item # 7.15, Reference: Article VIII, Item #8.1

_____ Improvements in the Road Right of Way and easements
Reference: Article X, Items #10.1 through #10.4

_____ Overall aesthetics of the yard
Reference: Article VIII, Item #8.1