

VILLA PORTOFINO HOMEOWNERS ASSOCIATION

**10690 Escobar Dr., San Diego, CA 92124
Phone (858) 571-0722 FAX (858) 277-9677**

PRE-SALE COMPLIANCE INSPECTION REQUEST

Before you put your home up for sale you should contact the Association for a Pre-Sale Compliance Inspection. When selling a home, sellers are required by state law to tell their buyer about any violations of the community's CC&Rs or Design Guidelines that exist on the property and are not resolved. To comply with this law, during your escrow process you and your agent will need to request certain information from the Association regarding the status of your property. The Association will then commence a review of our records, and if appropriate, an inspection of your property. (We call this inspection a "Pre-Sale Compliance Inspection".)

This process takes time and often reveals deficiencies that require your prompt attention. However, this is an important process to minimize the chance that your buyer will find a problem after the purchase and then come back to you and your realtor for correction.

Alternatively, you can choose to request this inspection prior to the escrow process, or even before placing your home on the market. By having this inspection early, you can reduce stress caused by the time constraints of learning about required corrections at the last minute. (We call this free inspection our "Courtesy Compliance Inspection".) We are happy to offer this Courtesy Compliance Inspection at any time as a means of determining the status of your home or property. However, if the request is submitted during the escrow process the Association will charge a \$100 fee for the expedited inspection.

Date _____

OWNER NAME: _____

LOT # _____ **Current Paint Scheme:** _____

Property Address: _____

Off-Site Address (If Applicable) _____

Home Phone _____ **Mobile Phone** _____

E-mail Address: _____