

FAQ's for Homeowner inspection program

How will inspections be conducted in the middle of winter? *Any inspections generated by the transfer of title that occurs during winter will be scheduled once the snow on the property is less than 2' deep.*

How much time will a property owner be given to make the required repairs? *Depending on the extent of the repairs, they should be completed by the end of summer of the year the inspection was done. Inspections done in the fall will normally need to be completed by the end of the following summer. The scope and estimated cost of repairs will be considered on a case-by-case basis when longer timelines are requested.*

How do you decide which neighborhoods will have the 250 "street-view" inspections done yearly? *The units were picked so they do not occur in close proximity to the defensible space inspections. Units 7, 10 and 6 will be the first 3 units inspected.*

What happens if the property owner doesn't do the requested work? *We hope the property owner will do any requested home maintenance since it will enhance the beauty of the residence and will help in keeping the value of the property as high as possible. If an owner refuses to maintain their property, they can be sent to a hearing where fines and/or other sanctions can be imposed as outlined in the governing documents and the Architectural Standards Committee Rules and Regulations.*

Why do you have to give 10 days notification before doing the "walk-around" inspection? *The Tahoe Donner governing documents require property owners be given at least 10 day written notice of intent to enter a lot to conduct these inspections. Article III, Section 6 (b)iii.*

Can I be pro-active and request an inspection? *As with the defensible space program, anyone can request an "out of cycle" inspection to find out how their property is looking. Owners wanting to sell their properties are requested to be pro-active in case there are items noted which might require disclosure.*

Why are you doing these inspections after a title transfers when a property is normally inspected during escrow? *The inspection done during escrow doesn't address whether the property is compliant with Tahoe Donner rules (i.e. lighting issues, illegal structures, etc).*

I bought my house in February and there was 3' of snow on the roof. Now that it's summer, you're saying I have to paint my roof. Can I get reimbursed by the people I bought the house from to cover those expenses? Per a local realtor, the answer is No, unless arrangements were made to hold money in escrow until weather allows for an inspection of the roof.

Can the HOA recommend contractors if I choose not to do the work myself? *No, the HOA does not have a list of recommended contractors. There are a few local contractors who advertise in the Tahoe Donner News. Other contractors can be found by doing an internet search or visiting the website for Contractors Association of Truckee Tahoe at www.ca-tt.com.*

What are the most common compliance issues which may be identified in these inspections? *Houses needing staining or painting, garbage can enclosures issues (staining or painting needed, doors re-secured, boards missing on wooden enclosures, etc).*

Do other homeowner associations in the area have programs similar to this program? *Yes. The HOA in our immediate area that has a similar program is the Glenshire/Devonshire HOA. There are many other HOA's off the hill that have them also.*

What happens if I can't afford these repairs? *If there are circumstances where the items noted are very costly, Staff will work with each homeowner to define a reasonable timeline for compliance. Again, our goal is to get compliance and we will work with each homeowner to that end.*

Will I get a copy of the inspection results? *Yes, all property owners will get a copy of the inspection sheet regardless of whether work is needed or not.*