



36179 Palace Lane, Rehoboth Beach, DE 19971

302-227-4266 Fax 302-227-2826

DATE: _____

ADDRESS: _____ LOT # _____

NAME: _____ PHONE #: _____

DEAR RESIDENT:

IT HAS COME TO THE ATTENTION OF THIS OFFICE THAT YOUR HOME IS FOR SALE. IT IS REQUIRED THAT YOUR HOME PASS OUR RESALE INSPECTION BEFORE YOU WILL BE ALLOWED TO SELL YOUR HOME.

AFTER YOU HAVE REVIEWED THE LIST BELOW AND REPAIRED AND/OR REPLACED THE ITEMS NEEDED TO PASS THIS INSPECTION, YOU MUST CALL THE OFFICE TWO WEEKS BEFORE CLOSING AND SOMEONE WILL INSPECT YOUR HOME AND CONTACT YOU WITH THE RESULTS. IF THESE ITEMS ARE NOT DONE AND/OR YOUR HOME DOES NOT MEET OR EXCEED THESE STANDARDS, YOU WILL NOT BE ABLE TO SELL YOUR HOME UNTIL THEY ARE DONE. WE WILL NOT EXECUTE A NEW LEASE WITH A NEW RESIDENT UNTIL THESE REPAIRS ARE COMPLETED.

IT IS VERY IMPORTANT YOU PAY ATTENTION TO THIS LIST. THERE WILL BE NO EXCEPTIONS TO THESE RULES. IT IS NECESSARY THAT OUR HOMES BE MAINTAINED IN AN EXCELLENT CONDITION.

STANDARDS FOR RESALE

1. THE EXTERIOR OF THE HOME MUST BE IN EXCELLENT CONDITION, FREE OF ANY DAMAGE SUCH AS DENTS, HOLES, BROKEN WINDOWS, DETERIORATED DOORS, FREE OF STAINS/RUST AND NOT FADED. IF ANY PORTION OF YOUR HOME IS PAINTED, THE PAINT MUST BE IN EXCELLENT CONDITION. THE HOME MUST BE POWERWASHED FREQUENTLY TO REMOVE RESIDUE, MILDEW AND ENVIRONMENTAL POLLUTANTS. THE SHUTTERS MUST NOT BE FADED AND MUST MATCH THE COLORS OF YOUR HOME. SHOULD YOU HAVE ANY QUESTIONS REGARDING THE COLOR CHOICES ON YOUR HOME, PLEASE CALL THE OFFICE.
2. ANY RUSTED SCREWS ON THE EXTERIOR OF THE HOME MUST BE REPLACED, PREFERABLY WITH ALUMINUM SCREWS.
3. ANY EXTERIOR PROTUSION FROM THE HOME, I.E., ANY VENT COVER, EXTERIOR OUTLET COVERS SHALL BE REPLACED IF IT IS CRACKED, FADED OR BROKEN.
4. HOUSE NUMBERS MUST BE ATTACHED TO THE STREET SIDE OF YOUR HOME IN NUMBERS NOT LESS THAN TWO INCHES HIGH.
5. THE SHINGLES ON THE ROOF OF THE HOME SHOULD NOT BE LIFTING/CURLING AND ANY OPENING THROUGH THE ROOF, I.E. CHIMNEY AND ROOF VENTS, SHOULD BE CHECKED FOR CRACKS IN THE MEMBRANE AROUND THE FLASHING AND SEALED.
6. ALL GUTTERS AND DOWNSPOUTS MUST BE SECURED IN PLACE WITH SUFFICIENT NUMBER OF HANGERS TO KEEP THEM FROM BOWING AND SHALL BE SLOPED ENOUGH TO ALLOW WATER TO FLOW INTO THE DOWNSPOUTS. THEY SHALL BE KEPT CLEAN AND KEPT CLEAR OF DEBRIS, DENT FREE AND BE SUPPLIED WITH ELBOWS AND SPLASH BLOCKS.

7. SKIRTING MUST BE VINYL, VERTICAL INTERLOCKING PANELS AND MUST HAVE A TOP AND BOTTOM RAIL. THERE SHOULD BE ENOUGH VENTED PANELS TO ALLOW AIR TO FLOW. THE SKIRTING SHOULD BE FREE OF HOLES AND SHOULD BE CORRECTLY PLACED IN THE TRACK.
8. THE UNDERSIDE OF THE HOME MUST BE INTACT WITH INSULATION IN PLACE AND NO EVIDENCE OF DAMAGE FROM WATER LEAKS OR DETERIORATION.
9. ALL FRONT AND BACK DECKS ARE TO BE MADE WITH SALT/PRESSURE TREATED CONTACT LUMBER WITH A MINIMUM RATING OF CCAC/40. FOR THE MINIMUM SPECIFICATIONS FOR THESE DECKS, PLEASE CONTACT THE OFFICE.
10. THE FRONT AND REAR DECKS AND LATTICE (OR RAMPS) SHOULD BE FREE OF ANY DECAYING AND LIFTING BOARDS WITH THE NAILS FIRMLY IN PLACE. THEY SHOULD NOT LEAN AND SHOULD BE STURDY WHEN WALKED ON WITH HANDRAILS TIGHTLY SECURED TO THE DECK. THEY SHOULD BE POWERWASHED AND STAINED FREQUENTLY TO MAINTAIN THEIR INTEGRITY AND APPEARANCE.
11. THERE SHOULD BE NO CLUTTER AROUND, ON OR UNDER THE PORCH, PATIO, STEPS OR DECK. THE DECK, PATIO OR PORCH SHOULD CONTAIN NOTHING OTHER THAN PORCH FURNITURE AND/OR BARBECUE GRILL.
12. THE LOT SHOULD BE FREE OF ANY AND ALL DEBRIS, ANY HAZARDOUS MATERIALS, I.E. USED OIL SHOULD BE DISPOSED OF ACCORDING TO EPA LAWS.
13. THE LOT SHOULD BE KEPT CLEAR AND CLEAN WITH ONLY ALLOWABLE COLLAPSABLE CLOTHESLINE AND APPROVED LAWN FURNITURE.
14. GRASS SHOULD BE NEATLY CUT AND TRIMMED WITH NO TALL GRASS ALONG THE SKIRTING OR AGAINST THE SHED. WEED CONTROL PRODUCTS MUST BE USED FREQUENTLY TO MAINTAIN A WEED-LESS LAWN. WEEDS MUST BE REMOVED FROM THE TOP AND BOTTOM OF THE DRIVEWAY, FROM THE SIDEWALKS AND UNDER THE DECKS AND/OR RAMP.
15. ALL LANDSCAPING BEDS MUST BE FREE OF WEEDS; ANY DEAD PLANT(S) SHOULD BE REMOVED IMMEDIATELY. AT ANYTIME YOU DESIRE TO ADD ADDITIONAL OR INSTALL NEW PLANTINGS OTHER THAN REPLACING EXISTING ONES, YOU MUST FIRST GET PERMISSION FROM THE MANAGEMENT OFFICE.
16. DRIVEWAYS SHOULD BE FREE OF OIL AND OIL BASED PRODUCTS OR OTHER STAINS. THEY SHOULD BE SEALCOATED FREQUENTLY TO MAINTAIN THEIR INTEGRITY AND APPEARANCE. ANY AREA OF THE DRIVEWAY THAT IS FAILING SHOULD BE PATCHED. IF THIS SHOULD OCCUR, PLEASE CALL THE OFFICE FOR GUIDANCE AND/OR INSTRUCTIONS ON HOW THIS IS TO BE HANDLED.
17. ALL SHEDS MUST BE PAINTED FREQUENTLY TO MAINTAIN THE INTEGRITY OF THE STRUCTURE. THEY MUST BE PAINTED TO MATCH THE HOME'S COLOR. FOR EXAMPLE, IF THE HOME IS WHITE WITH BLACK SHUTTERS, THEN THE COLORS OF THE SHED WOULD BE WHITE WITH BLACK TRIM (OR SHUTTERS) AROUND THE WINDOW(S), SIDE TRIM AND CROSSBARS ON THE DOOR. THE SHED MUST BE INTACT WITH NO DAMAGE, RUST OR DENTS.
18. A LICENSED CONTRACTOR SHOULD INSTALL ANY OUTSIDE AIR CONDITIONING UNIT OR HEAT PUMP – TO CODE – AND KEEP IN GOOD REPAIR.

YOUR ATTENTION TO THIS LETTER IS NECESSARY