

CONTEMPO HOMEOWNERS ASSOCIATION

4190 Gemini Drive, Union City, CA 94587 Phone: 510-489-4440

ACC COMPLIANCE/ESCROW INSPECTION REPORT ATTACHMENT C

Date: _____ Inspector: _____

Seller: _____ Escrow #: _____ Tract/Lot #: _____

Contempo Property Address: _____

Windows Coverings: _____ Plan Contact: _____

	<u>Item</u>	<u>Cost Quote</u>
Window Screens	_____	_____
Windows:	_____	_____
Doors:	_____	_____
Other Items:	_____	_____

Fence/Balcony: #1: _____ #2: _____ Fence between Lots: _____

NOTE: Balcony is part of the structure, is not part of this inspection, is owner's full responsibility to maintain/repair/replace

Fence Conditions: _____

#1: _____

#2: _____

Fence between Lots: _____

If fence is in deteriorated condition, unit owner is responsible for replacement – agreement to replace said fence is to be made between Seller and Buyer

Roof Gutter/Down Spouts: _____

Residence/Lot Walls: _____

Garage Walls: _____

Vents: _____

Faucets Front: _____ Back: _____

Antennas/Communications Wiring, Etc _____

Owners Modifications & Condition of Maintenance (note: Lot Owner is fully responsible for any modifications, including, but not limited to repairs, painting, code/policy violations, etc.): _____

Terms: By Action of the Contempo Board of Directors, \$5,000 will be held automatically on every Lot entering into Escrow. We request that items noted per this attachment be repaired/replaced by close of Escrow. If repairs/replacements are not completed by close of Escrow, Title Company is instructed to hold funds in Escrow as noted. If repairs/replacements are not completed at 30 days past the close of Escrow, the Association will make its listed necessary repairs/replacements and will bill Escrow for reimbursement of all costs. Any cost quotes provided herein by Association for repair/replacement for items lists are based upon visual inspection; actual cost may increase if additional damage is found.

Date Escrow Closed: _____ Date Re-inspection Ordered: _____ Date of Re-inspection: _____

Items Completed by Owner: _____ Items Completed by Contempo: _____

Total Billed to Escrow: _____ Date Escrow Paid: _____

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(ADDITIONAL PAGE)

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