

Inspected By:

Date Inspected:

HOA Maintenance - Fall Checklist

		Requires Immediate Attention	Needs Improvement	Meets Expectations	Notes
Landscaping (lawns, plants, trees, shrubs)	Trim overgrown trees, bushes, shrubs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Schedule leaf-blowing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Remove weeds from common areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Apply fall fertilizer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Replace summer plants with fall plants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Inspect and winterize the irrigation system to prevent freezing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sidewalks/Pathways	Clean and free of debris	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	No cracks, trip hazards, or uneven surfaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Outdoor Lighting	All lights functioning (pathways, parking areas, entrance)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Timers/sensors working properly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	No broken fixtures or exposed wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Signage	Legible and clean	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	No graffiti or damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Adequate placement (parking signs, community rules, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drainage Systems	Clear of debris and functioning properly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	No signs of erosion or flooding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Parking Lot	No potholes, cracks, or damaged asphalt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Parking lines visible and clearly marked	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Handicap spots clearly marked and accessible	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Signs posted for visitor parking, towing, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trash and Recycling Areas	Trash and recycling bins properly maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Enclosures are clean and in good condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	No overflowing bins or garbage outside the bins	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cameras/Surveillance	Cameras operational and properly positioned	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	No visible damage to equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fencing and Gates	Fencing and signage are visible and intact	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Access control systems (gates, keypads, etc.) functioning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	No damage to gate arms, keypads, or card readers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Secure, no rust, or visible damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Proper working condition (lock, hinges, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Clubhouse or Community Center	No damage to walls, windows, or doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Landscaping and lighting around the building are maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Floors, walls, and ceilings clean and free from damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Furniture in good condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Restrooms clean, stocked, and functional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	No leaks or visible damage to plumbing fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Appliances are clean and in good working condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	No pests or signs of infestations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Inspect boilers in common areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Schedule HVAC inspections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
BBQ/Picnic Areas	Grills cleaned and functional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Trash cans available and emptied regularly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Picnic tables and seating are in good condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Swimming Pool Area	Pool is clean and properly treated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Gates/locks secure and compliant with safety standards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Pool furniture and umbrellas in good condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	No visible safety hazards (broken tiles, slippery areas)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Winterize pool, and hot tubes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Playgrounds	Equipment is clean, secure, and in good repair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Ground covering (mulch, rubber) in good condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	No hazards (sharp objects, broken equipment)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Surfaces are clean and free of debris	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sports Courts/Fields	Fencing and nets intact	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	No cracks, holes, or safety concerns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pest Control	No signs of rodents, insects, or other pests	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	