

Maintenance Inspection Items
Any Community
USA

Item	Repair Required	Replacement Required	Comments	Address
Asphalt				
Crack filler				
Cold Patch				
Oil Dry Needed				
Stripping				
Balcony				
Support				
Safety Rail				
Flooring				
Basement				
Cracks & Rod Holes				
Drainage				
Leaks				
Sump Pump				
Back Up Sump Pump				
Sump Pump Discharge				
Foundation Vent Close/Open				
Crawl Space - Water inspec.				
Brick				
Wall brick - Mortar				
Wall Cap - Mortar				
Car Port - Post - Roof				
Chimney				
Brick or Mortar Cap Cracks				
Metal Cap Rust Through				
Bird Screen				
Siding or Trim Damage				
Clubhouse or Cabana				
Interior				
Cleaning				
Exterior				
Heating System				
Plumbing System				
Security System				
Concrete				
Curb				
Parking Stripping				
Sidewalk - Repair/Caulk/Repl				
Porch				
Step Repair or Replacement				
Deck				
Support				
Safety Rail				
Flooring				
Door				
Knob/Lock Mechanism				
Key Duplication				
Frame				
Threshold				
Outside Surface				
Storm Door				
Dryer Vent				
Cover				
Cleaning				

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Electrical				
Entrance Sign Light Fixture				
Entrance Sign Light Bulbs				
Street Lights				
Landscape Lights				
Security Lights				
Unit Light Fixture				
Clubhouse or Cabana Lights				
Mail Area Lights				
Photo Cell				
Light Fixture Cleaning				
Fences				
Association Boarder Fence				
Pool Fence & Gate				
Unit Divider Fence				
Entrance Gate System				
Dumpster Fence & Gate				
Fire Hydrant				
Fire Hydrant Paint				
Fire Suppression Spkl System				
Garage				
Garage Floor				
Garage Door/Surface				
Garage Door Lubrication				
Garage Door Mechanicals				
Garage Door Lock				
Gutters				
Corner Leaks				
Down Spouts				
Extensions & Splash Blocks				
Gutter Cleaning				
Hallway Cleaning/Repair				
Insect Infestation				
Lawn & Grounds				
Common Areas				
Tree & Shrub Prune				
Tree & Shrub Planting				
Drainage & Grading				
Flowers-Install-Replace				
Perennial care				
Sprinkler System				
Leaf & Lawn Debris				
Mulch				
Rock Beds				
Garden Hose Removal/Install				
Mail box				
Cleaning of Area				
Maintenance - Garage				
Tool Inventory				
Clean and Organize				
Maintenance-Vehicle Service				
Maintenance - Power Tool				
Play Ground Equipment				
Basketball Pole, Hoop, Net				

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Tennis Court Nets, Poles, etc				
Pet Station				
Pool				
Signage				
Surface				
Wall Tile				
Coping Stone				
Ladders/Handrails				
Filter Media				
Electric Pump				
Sanitation Equipment				
Pool Heater				
Water Fountain				
Pool Cover				
Pool Furniture Repair				
Pond				
Fountain				
Electrical				
Edge Weed Control				
Road Way Signs				
Road Way or Lot Drains				
Roof				
Shingle, Shake or Tile				
Nail Pops Beneath Shingles				
Intake and Exhaust Vent/Cap				
Flashing / Drip Edge				
Valley Deterioration				
Attic Inspection				
Attic Insulation Installation				
Siding				
Wood, Vinyl or Steel				
Power wash				
Structural damage				
Paint				
Snow				
Ice Melt Barrel				
Steps, stairs or stair tread				
Concrete, Wood or Steel				
Water Inspections				
Plumbing System Leaks				
Meter and Stop Box Location				
Window				
Caulk and Paint				
Basement Window				
Window Cleaning				
Shutters				