

Property Maintenance Checklist

Questions? Call 763-593-8074 or 763-593-8092.



The following is a list of basic maintenance problems a property inspector would check for while evaluating your home. Some may require permits or professional help, but most smaller repairs may be done by the homeowner.

General Appearance

- Siding: Paint fading, chalking, or peeling
- Neglected landscaping, lawn not mowed, or overgrown weeds
- Accumulation of trash, construction debris, or yard waste
- Driveway in poor condition, ruts, holes
- Roof: Curling, missing, or overdue for replacement (the average life of a shingled roof is 20-30 years)
- Excessive clutter or storage of items in front yards and driveways

Garbage/Recycling Containers

- Garbage/recycling containers must be stored within 5 feet of the structure.
- Containers should never be overflowing with garbage or recycling materials.

Steps and Sidewalks

- Have heaved, cracked, or moved unreasonably
- Surface not reasonably smooth and uniform

Porches and Decks

- Foundations settling or rotting
- Beams and posts rotting
- Handrails not secured
- Stairs not structurally sound or properly constructed
- Decking material not structurally sound or fastened in place

Gutters and Downspouts

- Gutters not properly attached, falling off
- Downspouts not attached to gutters, draining toward house
- Gutters and downspouts cluttered with debris
- Any necessary end caps or fittings out of place
- Downspouts flood walkways or steps
- Downspouts across walks, creating trip hazards

Soffit and Fascia

(bottom side of overhang & trim around roof edge)

- Soffits falling or rotten
- Vents out of place, full of debris
- Fascia boards and trim unattached or rotting

Windows and Doors

- Windows not operational, no screens
- Garage doors not securable
- Entry doors rotten or dilapidated
- Doors or windows not securable against intrusions
- Windows and doors with broken glass or missing glazing
- Doors that are missing weather stripping, thus allowing rodent harborages

House Numbers

- Minimum height of 4 inches
- Numbers must be of contrasting color to background
- Clearly visible from street

Chimneys

- Bricks or chimney caps out of place, not secured
- Chimney settling, leaning, or falling
- Trees blocking discharge flues
- Missing tuckpointing

Lawn Maintenance and Landscaping

- Grass/weeds longer than 8 inches
- Overrun with weeds or brush
- Lawn clippings, leaves, and yard equipment sitting out or not being disposed of properly
- Trees overgrown onto house or buildings, causing damage
- Shrubs and bushes overgrown and on buildings
- Leaves and lawn clippings being directed towards the street

Accessory and Yard Buildings

- Doors not operational or securable
- Foundation unstable (settling or rotten)
- Windows and doors with broken glass or missing glazing
- Proper distance from property lines and other structures

Fences and Retaining Walls

- Chain link fencing not secured to posts
- Gates not operational
- Fence posts rotting at ground level
- Fence boards not attached
- Retaining walls falling or leaning
- Wood missing or rotting

Vehicles and Trailers

- Vehicles cannot be parked on grass
- Only one trailer/recreational vehicle is allowed and must be solely parked in driveway