

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