

# Property Turnover Landscape Condition Scorecard

Use this scorecard to document landscape condition before or during a management transition, vendor change, or new contract start.

<b>Property:</b>	<b>Property Type:</b>
<b>Reviewer:</b>	<b>Date:</b>
<b>Transition Type:</b>	<b>Current Vendor:</b>
<b>Incoming Vendor:</b>	<b>First Service Date:</b>
<b>Review Window:</b>	<b>Pre-Start / First Week / First 30 Days / Other</b>

## Instructions

Score each category from 1 to 5. 5 means strong condition. 1 means serious concern. Use notes to document inherited issues, photos, locations, and first 30-day priorities.

## Scoring Scale

- |  |   |
|--|---|
| <input type="checkbox"/> 5 = Strong condition                | <input type="checkbox"/> 2 = Weak condition |
| <input type="checkbox"/> 4 = Well maintained                 | <input type="checkbox"/> 1 = Serious issue  |
| <input type="checkbox"/> 3 = Acceptable, but needs attention |   |

## Score Table

Category	Weight	Score	Weighted Score	Notes / Locations / Photos
Curb appeal and priority areas	0.20			
Turf and groundcover	0.15			
Beds, shrubs, and plant material	0.15			
Irrigation and water issues	0.20			
Trees, safety, and visibility	0.15			
Deferred maintenance and inherited conditions	0.15			
<b>Total Score</b>	<b>1.00</b>			

## Curb Appeal

- |  |   |
|--|---|
| <input type="checkbox"/> Entrances reviewed                    | <input type="checkbox"/> Amenity areas reviewed             |
| <input type="checkbox"/> Monument signs reviewed               | <input type="checkbox"/> High-visibility areas photographed |
| <input type="checkbox"/> Leasing paths or storefronts reviewed |   |

**Turf and Beds**

- Dry spots documented
- Thin turf documented
- Weeds documented
- Bed weeds documented
- Dead or declining plants documented
- Mulch condition reviewed

**Irrigation**

- Broken heads documented
- Leaks documented
- Runoff documented
- Overspray documented
- Wet sidewalks documented
- Controller concerns noted
- Repair history requested

**Trees and Safety**

- Low limbs documented
- Sight line issues documented
- Deadwood documented
- Storm damage documented
- Sidewalk clearance reviewed
- Safety-sensitive items flagged

**Deferred Work**

- Existing issues separated from new vendor performance
- Items needing immediate correction listed
- Items needing pricing listed
- Items needing owner approval listed
- Items needing budget planning listed

**Recommended Next Step**

- Continue monitoring
- Send baseline report to owner
- Request vendor correction plan
- Request irrigation review
- Request tree or safety review
- Request landscape performance audit
- Add items to budget plan
- Begin rebid planning

# First 30-Day Action Plan

Top inherited issue 1: \_\_\_\_\_

Top inherited issue 2: \_\_\_\_\_

Top inherited issue 3: \_\_\_\_\_

Immediate correction 1: \_\_\_\_\_

Immediate correction 2: \_\_\_\_\_

Immediate correction 3: \_\_\_\_\_

Item needing pricing 1: \_\_\_\_\_

Item for owner or regional manager review 1: \_\_\_\_\_