

**Bradford's Landing
Home Maintenance Checklist**

	<p>Arbors/Gazebos/Sunscreens/Tents/Pergolas/Trellises</p> <ul style="list-style-type: none"> • In need of paint or repair (e.g., chips, peeling paint, weather beaten, broken or missing pieces, rotted wood).
	<p>Attic Ventilators and Turbines</p> <ul style="list-style-type: none"> • Rusted and/or in need of repair.
	<p>Awnings</p> <ul style="list-style-type: none"> • Ripped fabric. • Broken framework.
	<p>Chimneys and Metal Flues</p> <ul style="list-style-type: none"> • Rusted. • Chipped. • Peeling. • Discolored.
	<p>Decks</p> <ul style="list-style-type: none"> • Unsafe/structurally unsound. • Rotting wood. • Chipped/peeling paint. • Mold/mildew. • Broken or missing pieces of deck surface or railing. • Under deck area used for storage without adequate screening. • Missing/aged/inadequate ground cover or natural landscaping material under deck.
	<p>Front Doors</p> <ul style="list-style-type: none"> • Faded. • Painted the wrong color. • Paint is peeling/chipping/flaking. • Hardware is rusted or missing. • Broken or missing panes of glass.
	<p>Garage Doors</p> <ul style="list-style-type: none"> • Dented or otherwise damaged. • Peeling or chipping paint. • Missing or rusted hardware.
	<p>Storm and Screen Doors</p> <ul style="list-style-type: none"> • Faded. • Chipped or peeling paint. • Painted the incorrect color. • Dented or bent out of shape. • Rusted. • Damaged or missing hardware. • Broken or missing panes of glass. • Torn screens.
	<p>Driveways</p> <ul style="list-style-type: none"> • In need of sealing. • Significant cracking of asphalt, concrete pavers or driveway apron. • Potholes or significant depressions. • Significant staining (such as from oil or spilled liquids).
	<p>Stairs/Pathways/Walkways/Stoops</p> <ul style="list-style-type: none"> • In disrepair (deteriorating/cracked/crumbling). • Displaying mold or mildew. • Letters or drawings etched in the surface. • Metal railings that are rusted or whose paint is flaking or fading.

	<ul style="list-style-type: none"> • Unprofessional installation. • Concrete or paint stained with residues originating from nearby metal railings. Note: Iron Out Rust Stain Remover will remove these stains.
	<p>Brick and Siding</p> <ul style="list-style-type: none"> • In disrepair (deteriorating/cracked/crumbling). • Displaying mold or mildew. • Damaged or loose.
	<p>Exterior Lighting</p> <ul style="list-style-type: none"> • Broken. • Rusted. • Dented. • Bent out of shape. • Not maintained in working order. • Broken glass. • Fixtures in need of paint. • Loose fitting light fixtures. • Missing fixtures.
	<p>Fences</p> <ul style="list-style-type: none"> • In need of paint (if white). • Broken or falling down. • Missing sections. • Posts missing or rotted. • Warped cap boards. • Broken gates. • Hardware that is rusted or missing.
	<p>Firewood</p> <ul style="list-style-type: none"> • Should be stacked in a manner that is neat.
	<p>Flags</p> <ul style="list-style-type: none"> • Torn or damaged flags or flagpoles.
	<p>Gutters or Downspouts</p> <ul style="list-style-type: none"> • Rusted or broken. • Not secured to the house. • Missing support brackets or other pieces. • In need of paint. • Leaves and debris visibly hanging out (indicating a blockage). • Downspout extensions that are clearly visible, draining onto neighboring property and/or not matching in color with downspout.
	<p>House Numbers and Hardware</p> <ul style="list-style-type: none"> • Missing or damaged house numbers or hardware. • House numbers not visible from the street due to landscaping or placement.
	<p>Hot Tubs/Spas</p> <ul style="list-style-type: none"> • Faded or bleached out tub. • Split, cracked or otherwise in poor condition. • Cover does not fit properly. • Soft cover caved in.
	<p>Landscaping</p> <ul style="list-style-type: none"> • Grass must not exceed 6" in height. • Plant refuse and planting stakes at the end of the growing season that are not removed. • Perennial vines left at the end of the growing season that are not removed, • Trees, shrubs or other plants that have grown to an inappropriate height or breadth for their location. • Trees, shrubs or other plants that make it difficult to read the house number from the street.

	<ul style="list-style-type: none"> • Dead trees, shrubs, stumps and other plants. • Fruits and vegetables left to decay on the ground or on a neighbor's property. • Planting beds without a defined edge (either through approved landscaping borders or carving the edge of the bed). • Planting beds that are not mulched regularly, where bare areas of dirt are visible. • Landscaping that overhangs sidewalks, mews or an adjoining neighbor's property. • Excessive number of weeds in the landscaping beds.
	<p>Lawn Furniture</p> <ul style="list-style-type: none"> • In disrepair. • In front or side yards.
	<p>Patio</p> <ul style="list-style-type: none"> • In disrepair, deteriorating, cracked, crumbling or unsafe surfaces.
	<p>Porches and Entryways</p> <ul style="list-style-type: none"> • Poor repair, e.g., chipped/peeling paint. • Broken or missing pieces. • Rotting wood.
	<p>Roofs</p> <ul style="list-style-type: none"> • Shingles missing or damaged. • Clawing or asphalt shingles and or deterioration. • Shingles that are significantly faded or a different color than the main shingle color of the roof.
	<p>Satellite Dishes/Antennas/Free-Standing Structures</p> <ul style="list-style-type: none"> • Missing dishes with stands left behind. • Clearly inoperable dishes. • Dangling or excessive amounts of exposed cables leading to satellite dish or antenna.
	<p>Shutters</p> <ul style="list-style-type: none"> • Broken or missing slats. • Missing shutters. • Hanging or not securely attached. • Paint that is chipped, peeling or faded. • Painted a color that is not on the approved color list. • Original replaced with non-conforming style/size. • Shutters painted different colors.
	<p>Storage Shed</p> <ul style="list-style-type: none"> • Rotted structures. • Holes in siding. • In need of stain or paint. • Covered in mold or mildew. • Precariously angled structures. • Color scheme different than the house. • Finish material different than the house.
	<p>Windows</p> <ul style="list-style-type: none"> • Broken or missing panes of glass. • Torn or missing screens. • Damaged window treatments. • Deteriorated window frames. • Missing mullions. • Loose or not firmly attached doors. • In need of paint.
	<p>Unapproved Modifications</p> <ul style="list-style-type: none"> • Any exterior alterations that require approval, but for which no approval is on file.