Property Turnover Landscape Condition Scorecard

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

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

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

- ☐ 5 = Strong condition
- ☐ 4 = Well maintained
- ☐ 3 = Acceptable, but needs attention
- ☐ 2 = Weak condition
- ☐ 1 = Serious issue

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			
Total Score	1.00			

Curb Appeal

- ☐ Entrances reviewed
- ☐ Monument signs reviewed
- ☐ Leasing paths or storefronts reviewed
- ☐ Amenity areas reviewed
- ☐ High-visibility areas photographed

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: _____