

Property Curb Appeal Inspection Scorecard

Professional Assessment Tool for Property Managers

Property Information

Property Address: _____

Inspection Date: _____ Inspector: _____

Property Type: Single Family Multi-Family Townhome Condo

Weather Conditions: Clear Overcast Rain Snow

Season: Spring Summer Fall Winter

Scoring System

Excellent (4 points): Exceeds professional standards, impressive condition

Good (3 points): Meets professional standards, well-maintained

Fair (2 points): Acceptable but needs attention soon

Poor (1 point): Below standards, immediate action required

Critical (0 points): Safety hazard or severe deterioration

SECTION A: LANDSCAPING & LAWN CARE (40 points possible)

A1. Lawn Condition

Score: ___/4

- Excellent (4):** Thick, green, evenly cut with professional stripe pattern
- Good (3):** Well-maintained, minor bare spots, consistent cutting height
- Fair (2):** Acceptable growth, some weeds, uneven cutting
- Poor (1):** Multiple bare spots, significant weeds, irregular maintenance
- Critical (0):** Severely overgrown or mostly dead/brown

Notes: _____

A2. Plant Health & Maintenance

Score: ___/4

- Excellent (4):** Vibrant plants, proper pruning, no dead material

- Good (3):** Healthy plants, minimal dead-heading needed
- Fair (2):** Generally healthy, some overgrowth or minor issues
- Poor (1):** Several unhealthy plants, overgrown, needs attention
- Critical (0):** Dead or dying plants, severely overgrown

Notes: _____

A3. Mulch & Ground Cover

Score: ____/4

- Excellent (4):** Fresh mulch, 2-3 inch depth, clean edges
- Good (3):** Good mulch condition, minor touch-ups needed
- Fair (2):** Adequate mulch, some thin areas
- Poor (1):** Old or sparse mulch, significant gaps
- Critical (0):** No mulch or severely degraded

Notes: _____

A4. Seasonal Elements

Score: ____/4

- Excellent (4):** Appropriate seasonal flowers/decorations, professionally arranged
- Good (3):** Good seasonal touches, well-maintained
- Fair (2):** Some seasonal elements, minor improvements needed
- Poor (1):** Minimal seasonal consideration, outdated elements
- Critical (0):** No seasonal maintenance or dead seasonal plants

Notes: _____

A5. Irrigation & Water Management

Score: ____/4

- Excellent (4):** Efficient system, no water waste, optimal plant hydration
- Good (3):** Well-functioning system, minor adjustments needed
- Fair (2):** Adequate watering, some dry or overwatered areas
- Poor (1):** Inconsistent watering, some system issues
- Critical (0):** System failure or severe water management problems

Notes: _____

A6. Edging & Borders

Score: ___/4

**Excellent (4)