

## 2023 GHI EXTERIOR BUILDING AND YARD INSPECTION PROGRAM

Address: \_\_\_\_\_

Inspector: \_\_\_\_\_

Initial Inspection Date: \_\_\_\_\_

Final Inspection Date: \_\_\_\_\_

\_\_\_ Your yard PASSED! Your efforts enhance GHI. Thank you for caring about your neighbors and community!

\_\_\_ Your yard NEEDS SOME WORK to meet GHI's minimum exterior maintenance standards (Membership Handbook pages 36-37).

Please correct the items below by the specified date or contact GHI to make special arrangements. Staff will be assigned to resolve violations that remain after the Final Inspection Date. Please see the reverse side for more information and Final Inspection details.

Garden Side	Service Side	End Side	#	Deficiencies to Correct	Handbook Section	Correct By:	
			1	Grass height exceeds 8"	IV.C.1		Pass - Fail
			2	Leaf debris/piles on lawn	IV.D.1		Pass - Fail
			3	Debris and trash in yard	III.B.20.f		Pass - Fail
			4	Pet waste to be removed	III.B.20.d		Pass - Fail
			5	Water in open containers	III.B.20.a		Pass - Fail
			6	Stormwater drainage or yard swales obstructed	III.B.11		Pass - Fail
			7	Remove invasive plants – poison ivy – English ivy/wisteria climbing trees/walls	III.B.13		Pass - Fail
			8	Clear plants and debris from over/on walkways	III.B.6		Pass - Fail
			9	Remove small trees within 36" of structures	V.E.3.c		Pass - Fail
			10	Plants blocking maintenance	V.E.4.b		Pass - Fail
			11	Trailer/vehicle stored in yard	XIV.A.3		Pass - Fail
			12	Damaged fencing	III.B.12		Pass - Fail
			13	Damaged privacy screen	III.B.12		Pass - Fail
			14	Clear access lane	VI.G.3		Pass - Fail

The items listed below (with Handbook Section References) are also the member's responsibility and may be cited.

Damaged shed	III.B.15	Storm door damaged	III.B.16
Paint fencing	III.B.12	Mold/mildew on siding	III.B.4
Peeling paint on walls	III.B.1-2	Street, rights of way, and court entrance hedge height above 42"	V.D.4.C
Store toys and tools	III.B.10	Damaged window screens	III.A.7
Bare spots in yard	III.B.7	Broken window	III.A.7
House numbers missing	III.A.6	Excess wood stored	III.B.20.e
Trash screen repair/missing	III.B.17		

Comments by Inspector: \_\_\_\_\_

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### **FINAL INSPECTIONS**

GHI Staff will return to re-inspect cited deficiencies on or after the "Correct By" date.

A "Pass" indication signifies no further actions required. Thank you for attending to this issue!

A "Fail" designation will trigger assignment of GHI Staff or a subcontractor to correct the cited item. Work activity will be scheduled without further notification. Members will be responsible for any fees incurred, including trip charges.

A minimum fee of \$75.00 may be imposed and could be greater depending upon the nature of the citation.

### **ASSISTANCE**

GHI's Warehouse Facility has tools and materials available for member use free of charge:

- 1- Extension ladders are available and will be delivered to your address upon request and picked up after use. Deliveries are typically scheduled for "Close Of Business" and retrieved at the beginning of the next working day. A member signed liability waiver is required, available at the GHI Maintenance Office.
- 2- Scrub brushes and extension poles are available for pick up from the Warehouse especially for cleaning vinyl siding.
- 3- Hunter Green paint (1 quart limit ) is available for fence and trim paint touch ups.
- 4- Brown, green, and white paint (1 quart limit ) is available for trim paint touch ups.
- 5- House letters and numbers are available. Proper identification greatly aids service and emergency situations. It is required by the city on all service-sides. For units not facing city streets, it's also required on garden-sides.
- 6- Straw for yard improvements is available for pick up by the member.
- 7- Tools for aerating lawns are available to help in establishing new sown grass or improving existing lawns.
- 8- Wood chips, an excellent groundcover or mulch, are stockpiled behind GHI offices for member landscaping needs.
- 9- Tall Fescue Grass Seed is available for purchase at \$2.00 per bag, a good value.

### **PROBLEM-SOLVING**

GHI's Exterior Building and Yards Inspection Program is designed to enhance the community by ensuring that members comply with the minimum upkeep standards as defined in the Member Handbook. Maintenance Dept staff are prepared to assist members in resolving citations, offering alternative remedies and other solutions. However, members are ultimately responsible for compliance. Your support and cooperation will make the program successful.

### **SERVICES**

GHI's Staff are here to assist you. Please call with any questions or problems you may have.

- Jim Morris - Director of Maintenance at 301-474-4161 Ext 132 e-mail [jmorris@ghi.coop](mailto:jmorris@ghi.coop)
- Ron Sookram - Maintenance Manager at 301-474-4161 Ext 129 e-mail [rsookram@ghi.coop](mailto:rsookram@ghi.coop)