

PRINCETON

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INC.

THE COMMERCIAL PROPERTY LANDSCAPE EVALUATION CHECKLIST

A PRACTICAL GUIDE FOR COMMERCIAL
PROPERTIES

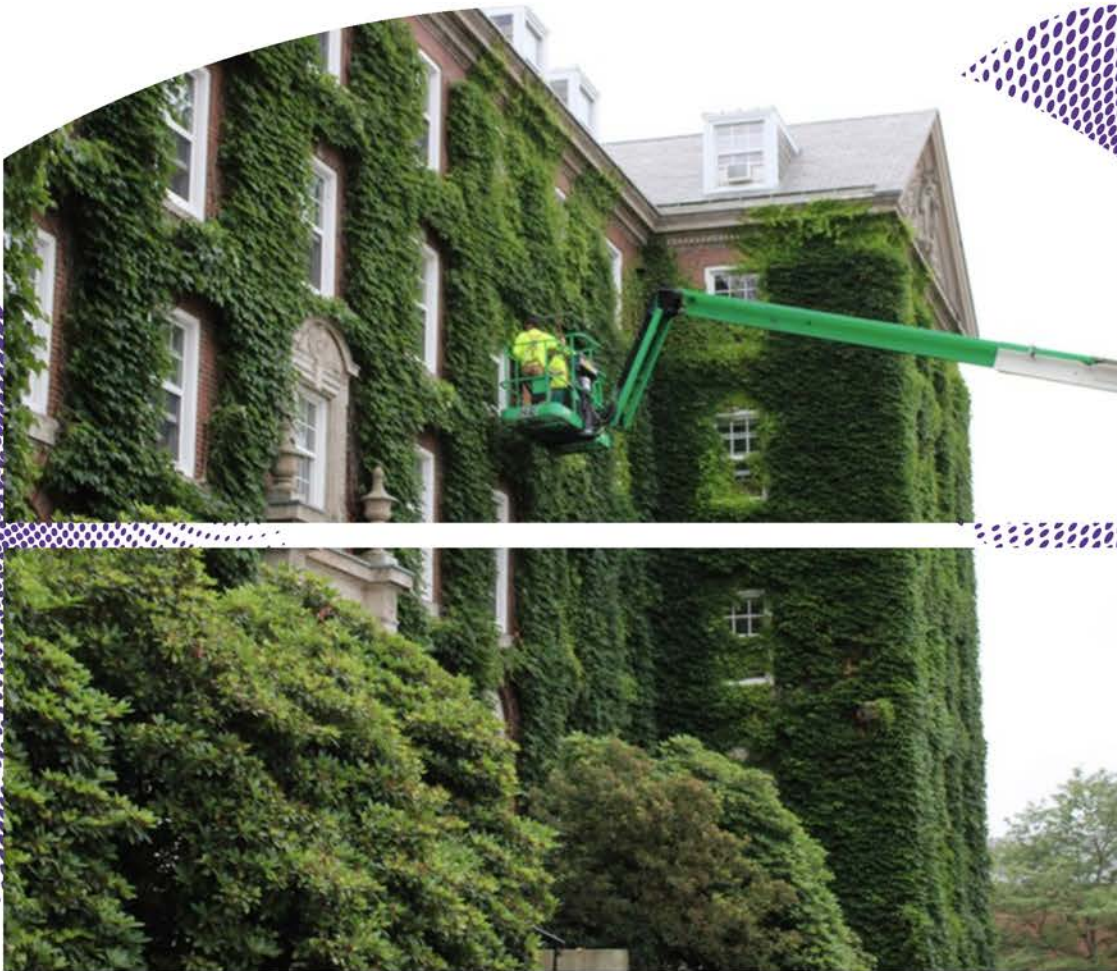


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INTRODUCTION



Maintaining a commercial landscape requires consistency, attention to detail, and proactive oversight. This checklist is designed to help property managers evaluate the performance of their current landscape maintenance program.

A well-maintained landscape supports:

- Property value
- Tenant satisfaction
- Safe site conditions

Weekly service programs provide greater consistency and allow issues to be addressed before they become visible problems.

LANDSCAPE OVERVIEW

PROPERTY CONDITION

Property Analysis

Evaluate the overall appearance of your property:

- Is the landscape consistently maintained?
- Are there visible gaps between service visits?
- Does the property reflect a professional standard?



Company Analysis

Common Challenges

- Inconsistent turf height
- Overgrown plant material
- Missed maintenance details

Well-Managed Properties

- Clean, uniform appearance
- Timely maintenance cycles
- Strong attention to detail

TURF QUALITY

High-performing Turf

Should demonstrate:

- Consistent height across all zones
- Strong color and density
- Clean, defined edges along hardscapes

Signs of Inconsistency

Include:

- Uneven cutting or scalping
- Overgrowth between service visits
- Weed intrusion or thinning areas

Key Insight

Maintaining turf within optimal growth ranges requires frequent attention. Longer service intervals often lead to stress on the turf and inconsistent visual results.



BED & PRUNING STANDARDS

Ongoing maintenance prevents overgrowth and eliminates the need for aggressive corrective pruning.

Bed Maintenance



- Defined, consistent edges
- Even mulch coverage
- Minimal weed presence

Pruning Quality

- Natural plant shape maintained
- No obstruction of walkways or signage
- Consistent appearance across property



SEASONAL COLOR

Evaluation Points

- Installed on time to align with seasonal transitions
- Full, evenly spaced plantings with no visible gaps
- Healthy appearance with consistent color and growth



Seasonal color plays a key role in shaping first impressions and reinforcing a professionally managed property. Well-maintained displays signal consistency, attention to detail, and active oversight.

Without regular monitoring, even well-installed plantings can quickly decline. Maintaining strong visual impact requires ongoing care throughout the entire season—not just at installation.



IRRIGATION & SITE CONDITIONS

Risk Prevention

Consistent monitoring helps identify irrigation issues, plant stress, and site hazards before they become visible problems. Proactive attention reduces the likelihood of plant decline, water waste, and safety concerns across the property.



Irrigation Performance

- Even coverage across turf and beds
- No pooling or runoff
- Properly functioning system

Safety Conditions

- Clear walkways and entrances
- No debris or obstructions
- Maintained visibility

COMPLETE PROPERTY EVALUATION

Turf Quality

- Turf is consistently cut to an even height
- Color is uniform with no visible discoloration
- Edges along curbs, sidewalks, and beds are clean and defined
- No visible weed intrusion
- No thinning, bare spots, or signs of stress

PRUNING STANDARDS

- Shrubs and plants maintain a natural, uniform shape
- No overgrowth into walkways, signage, or structures
- Trees and shrubs are consistently maintained across the property
- Visibility is clear at entrances and key sightlines

IRRIGATION PERFORMANCE

- Coverage is consistent across all landscaped areas
- No dry spots, oversaturated areas
- Irrigation heads function and aligned
- No leaks, breaks, or visible damage
- Watering is appropriate for current conditions

BED MAINTENANCE

- Bed edges are crisp and clearly defined
- Mulch coverage is even and properly maintained
- No exposed soil or erosion areas
- Beds are free of weeds
- Planting areas appear clean and intentional

SEASONAL COLOR

- Seasonal plantings are installed on time
- Displays are full, balanced, and visually impactful
- Plantings are healthy and maintained
- No plant decline, or premature loss
- Seasonal areas enhance focal points

SITE SAFETY & CONDITIONS

- Walkways, entrances, and drive lanes are clear of debris, litter, or landscape obstructions
- No trip hazards (roots, ruts, etc)
- Visibility is maintained at intersections
- Property appears clean, safe, and professionally maintained

COMPLETE PROPERTY EVALUATION

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OVERALL PROPERTY PERFORMANCE

- Landscape appearance is consistent throughout the week
- No noticeable gaps between service visits
- High-visibility areas are always maintained
- Maintenance appears proactive rather than reactive

EVALUATION SUMMARY

TOTAL CHECKED / 35

Score Guide:

- 30–35: High-performing landscape program
- 22–29: Moderate performance with improvement opportunities
- Below 22: Inconsistent results; service approach may need to be reviewed

** Properties that score highly across all categories are typically supported by consistent service schedules, proactive site monitoring, and strong quality control processes.*

EVALUATION NOTES

PRINCETON SCAPES INC.

A high-performing landscape starts with the right partner. Connect with Princeton Scapes to discuss your property and explore a more consistent, proactive approach to landscape management.



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