



INSPECTION REPORT

Maple Court Community Association · Common areas

1 Maple Court, Sparta, NJ, 07871

INSPECTOR

**Sam
Manager**

DATE

Sep 29, 2026

TYPE

**HOA / Common
Areas**

OVERALL

Fair

ON SITE

1 H 3 Min

AT A GLANCE

15 items reviewed · 8 OK · 5 fair · 2 need attention

Poor

Grounds — Roads & sidewalks

Sidewalk slab outside Building C lifted about an inch by a tree root — a trip hazard. Coned off today; concrete contractor to grind or repla...

Fail

Amenities — Pool gate self-closes and latches

Latch does not catch; the gate swings open. Pool closed until the pool company repairs it.

Fair

Grounds — Common landscaping

Mulch thin on the entrance island; two dead shrubs beside the mailbox kiosk. Landscaper to replace at the next visit.

Fair

Grounds — Signage & lighting

Two pole lights out in the clubhouse lot (poles 4 and 7).

Fair

Buildings — Roofs & exteriors

Gutter pulling away at the rear corner of Building A.

Fair

Buildings — Stairwells & railings

Handrail loose at the Building B stair, second landing.

...and 1 more in the action items on the last page.

PROPERTY

Maple Court Community Association · Common areas

1 Maple Court, Sparta, NJ, 07871

INSPECTOR

Sam Manager

DATE

Sep 29, 2026

HOA / Common Areas

On site · 1 h 3 min

REPORT ID

SUI-SAMPLE-H

Generated 29 Sep 2026

Overall condition: Fair — 7 of 15 items reviewed need follow-up

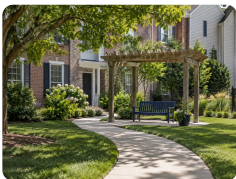
Scale: ● Good ● Fair ● Poor ● Pass ● Fail ● Recorded ● Flagged ● N/A "Pending" = not yet reviewed

GROUNDS

Common landscaping

Mulch thin on the entrance island; two dead shrubs beside the mailbox kiosk. Landscaper to replace at the next visit.

Fair



Courtyard and entrance beds
Sep 29, 1:08 PM UTC

Roads & sidewalks

Sidewalk slab outside Building C lifted about an inch by a tree root — a trip hazard. Coned off today; concrete contractor to grind or replace.

Poor

Signage & lighting

Two pole lights out in the clubhouse lot (poles 4 and 7).

Fair

Fencing & gates

Good

AMENITIES

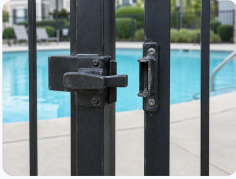
Clubhouse

Good

Pool gate self-closes and latches

Latch does not catch; the gate swings open. Pool closed until the pool company repairs it.

Fail



Pool gate latch does not catch
Sep 29, 1:31 PM UTC

Pool chlorine reading (ppm)

2.5

Playground / courts

Good

Mailboxes

Good

BUILDINGS

Roofs & exteriors

Gutter pulling away at the rear corner of Building A.

Fair

Stairwells & railings

Handrail loose at the Building B stair, second landing.

Fair



Building B stair, second landing
Sep 29, 1:47 PM UTC

COMPLIANCE

Rule / covenant violations

Trash cans left at the curb two days after pickup at two homes; courtesy notices sent.

Fair

Parking compliance

Good

SAFETY

Fire extinguishers and exit signs (clubhouse)

Pass

Drainage & retention basin

Outlet clear after last week's rain.

Good

Action Items

Items requiring follow-up, ordered by priority.

Priority	Area	Item	Notes
High	Grounds	Roads & sidewalks	Sidewalk slab outside Building C lifted about an inch by a tree root — a trip hazard. Coned off today; concrete contractor to grind or replace.

High	Amenities	Pool gate self-closes and latches	Latch does not catch; the gate swings open. Pool closed until the pool company repairs it.
Medium	Grounds	Common landscaping	Mulch thin on the entrance island; two dead shrubs beside the mailbox kiosk. Landscaper to replace at the next visit.
Medium	Grounds	Signage & lighting	Two pole lights out in the clubhouse lot (poles 4 and 7).
Medium	Buildings	Roofs & exteriors	Gutter pulling away at the rear corner of Building A.
Medium	Buildings	Stairwells & railings	Handrail loose at the Building B stair, second landing.
Medium	Compliance	Rule / covenant violations	Trash cans left at the curb two days after pickup at two homes; courtesy notices sent.

Summary

Sample report — Maple Court is a demonstration community; the walk, the findings and the manager are invented.

Fifteen common-area items walked for the October board meeting. Two need action before the meeting: the pool gate that does not latch (pool closed until repaired) and the lifted sidewalk slab at Building C. Five are worth watching. Both action items went to the association's vendors as work orders from the walk.

SIGNATURES & VERIFICATION

Inspector signature
Sam Manager

License / credentials

Date
Not signed

Client / resident acknowledgment

Date
Not signed