



All Oakstead residents are invited to use the Home Inspection Check list below to determine if the outside appearance of your residence creates a positive image. After your inspection simply correct any shortcomings and you will create the highest level of "Curb Appeal" possible. This will enhance the values of all Oakstead properties.

Start your inspection standing on the street facing your house and rate the areas listed below:

YES	NO	Tree Maintenance
		My street Oak tree is trimmed to provide 7 feet of clearance for people or vehicles to pass under without hitting branches or leaves If NO and the tree is mature enough in size trim in accordance with acceptable practices for the specific species. Do not distort the natural tree shape.
Professional Tip		<i>A certified arborist should always perform any and all tree pruning to produce the best results. If H.O. wants to do it themselves than they should consult a qualified reference for proper technique per species (U.F. website for all hort. Recommendations). It is extremely important to highly recommend not removing more than 1/3rd of the leaf surface per growth season</i>

YES	NO	Palm Trees & Ornamental Palms
		I remove Palm fronds when they are completely dead (brown) and palm seed pods as soon as they open. I have not allowed my Palms to get so large that they overpower the yard or block major portions of the house.
Professional Tip		<i>Fertilize with Palm Tree fertilizer (one lb. per. Inch of tree trunk diameter 4 times per. Year) to ensure good color growth and appearance. We suggest that you fertilize using a micronutrient rich fertilizer. Most palms start yellowing due to a lack of iron and/or magnesium rich fertilizers. Home Depot fertilizer has some formulations such as (8-10-10). In most commercial brands however the percentage of active ingredient to inert is less. It's always best to seek out professional grade products or at least products from quality nursery/garden centers such as Lesco, or Tree Mart.</i>

YES	NO	Lawn Maintenance
		My lawn is mowed on a regular basis
Professional Tip		<i>St. Augustine lawns should be no less than 2.5" and no greater than 4" in height. No more than 1/2 the growth should be removed in one mowing. If you have Bahia in a portion of your yard than different mowing practices would be required.</i>
		My lawn is free of disease without bare, dead, or burned spots and presents a uniform green color and sod thickness. If no then the cause should be treated quickly to prevent sod replacement. Sixty days is considered sufficient for problem correction
Professional Tip		<i>Lawn irrigation systems should be set to come on only on authorized watering days. Two days per week for reclaimed water. Watering once during AM or PM cycle is allowed. Do not water twice during the same day, as you will be subject to a Pasco County excessive watering fine. If I watered manually remove manual watering equipment as soon as watering is completed We recommend a water application that penetrates the soil 3" – 4" for sod and 6" – 12" for bedding plants</i>

YES	NO	Edging
		My yard is edged each time it is mowed. Edging includes areas meeting sidewalks, driveway, curbing, house, garage plant beds, pool equipment, porch/lanai foundations utility boxes, fences etc
Professional Tip		When edging around your bushes and plants, be careful not to damage your low-lying fronds or leaves.

YES	NO	Weeds
		My driveway, sidewalk, and curb expansion joints are free of weeds and I eliminate weed concentrations on my lawn as soon as they appear.
Professional Tip		One suggestion to keep landscape beds free of weeds is by using landscape cloth and using a proper thickness of mulching. (3-4 inches). Because weed fabrics are only effective for 2 years maximum, we highly recommend pre emergent fertilizers that can be applied commercially or by a homeowner. Between water management, fertilization, proper mulch thicknesses, and proper round up applications, a homeowner can achieve a fully weed free environment

YES	NO	Shrubs, Bushes, Hedges & Flower Beds
		My Shrubs, Bushes and Hedges are properly trimmed, not to exceed 6 feet in height, and are not so overgrown that they block major portions of my home. They are properly fertilized to present intended color and density and are treated periodically for insect control. My flower beds are weed free and I remove dead flowers due to seasonal demands etc
Professional Tip		When trimming hedges, bushes, and shrubs, please remember to wear eye safety glasses.

YES	NO	Outside appearance of house
		Check eaves, paint and overall appearance of the exterior of your home to ensure that there are no concerns.
Professional Tip		Pressure wash once a year to prevent dirt and mildew build up under the eaves etc. Pressure washing also removes paint chalking and gives a newly painted appearance. Caution is warranted because full pressure from a strong pressure washer can remove paint and cause severe injuries to people and animals if carelessly handled.

YES	NO	Driveways
		I pressure wash my driveway to remove the black stains that have been caused by water running off of my roof.
Professional Tip		Oil and rust stains are tough to remove and caution should be taken to prevent pressure-washing damage to the driveway cement. Research is currently being done to locate suitable commercial products for oil stain removal.

YES	NO	Mail Box & Pole
		Does my Mail Box and Mail Box Pole look like it is properly maintained?.
		<i>Professional Tip</i> If the Box looks dull and faded clean it with car polish and it may look like new again. Fill the cracks in the pole with wood filler and paint the pole. The proper paint description and numbers are available at the clubhouse as is the Company location where new parts can be purchased.

YES	NO	Equipment visible from Street
		My Air Conditioner Unit, Pool Equipment, Water Softener, and Play Equipment cannot be seen from the street. If these items are visible from the street they must be concealed with shrubs or a small fence. The Design Review Board must approve the addition of a fence.
		<i>Professional Tip</i> If the Box looks dull and faded clean it with car polish and it may look like new again. Fill the cracks in the pole with wood filler and paint the pole. The proper paint description and numbers are available at the clubhouse as is the Company location where new parts can be purchased.

YES	NO	I want to paint my home
		Please submit an application to the Design review Board before painting. Original builder colors can be used and the paint pallets at the clubhouse provide a wide variety of colors to choose from.
		<i>Professional Tip</i> Please try to use a color scheme on your home that matches your neighborhood.