



12-POINT HOA TRASH ENCLOSURE & EXTERIOR HEALTH AUDIT

Hotel-Standard Quality Assurance & Risk Mitigation Protocol

BRIO PROPERTY SOLUTIONS

Field Operations & Quality Control
CAM Defense Documentation

COMMUNITY NAME
[Community / HOA Name]

PROPERTY MANAGER / CAM
[Manager Name]

DATE & TIME CONDUCTED
[Date / Time]

LEAD FIELD INSPECTOR
Luis Perez

Audit Objective: To benchmark shared trash zone sanitization, detect slip-and-fall hazards, eliminate odor vectors, and provide the Board of Directors with clear before-and-after photo grading for vendor accountability.

Section 1 of 2

PART I: CONCRETE PAD, STRUCTURAL ENCLOSURE & WASTE CONTAINMENT

Inspection Points 01 – 07

#	AUDIT STANDARD & DIAGNOSTIC SCOPE	BOARD RISK	STATUS GRADE	FIELD OBSERVATION & ACTION NOTES
01	Concrete Pad Degreasing & Leachate Penetration Inspection of porous concrete for deep dumpster grease, hydraulic fluid, corrosive leachate rot, and severe discoloration.	PEST & SLIP HAZARD	A B C F	Pad exhibits grease buildup around primary bin stops; requires 200°F hot steam degrease.
02	Trash Enclosure Interior Wall & Floor Joints Checking corners, perimeter curbing, and base plates for rotting organic trash matter, bacterial slime, and fly pupae nesting.	SEVERE ODOR VECTOR	A B C F	Debris accumulated behind rear stops; sanitizing foam flush required along joints.
03	Enclosure Gates, Latches, Hinges & Drop Pins Structural check of gate alignment, sagging panels, latch closure integrity, and wind-stay pins to prevent open-gate visibility.	CURB APPEAL / SAFETY	A B C F	West gate drop-pin bent; gate swings into driving lane when wind exceeds 15mph.
04	Dumpster Exterior Sanitation & Contact Touchpoints Wipe-down and surface disinfection of dumpster front lip, side handles, resident access flaps, and exterior compactor panels.	RESIDENT FRICTION	A B C F	Resin residue on side access doors; requires antimicrobial spray wash down.
05	Lid Integrity, Closure & Bird / Rodent Exclusion Verify lids seat flush, hinge rods are intact, and absence of lid warping to deny entry to raccoons, rats, birds, and insects.	RODENT INTRUSION	A B C F	Plastic lid cracked on left recycling container; reported to hauler for swap.
06	Hauler Access Apron & Heavy Vehicle Approach Track Check concrete transition between asphalt road and pad for structural	CAPITAL ASSET DECAY	A B C F	Heavy hydraulic oil drips on asphalt lead-in; surface degreaser recommended.



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Part II: Pedestrian Corridors, Stormwater & Resident Experience

Inspection Points 08 – 12

#	AUDIT STANDARD & DIAGNOSTIC SCOPE	BOARD RISK	STATUS GRADE	FIELD OBSERVATION & ACTION NOTES
08	Resident Footpath & Walkway Slip/Trip Hazards Inspection of approach sidewalk for slick grease tracks, organic algae, discarded drink spills, or loose bag residue that creates liability.	PREMISES LIABILITY	A B C F	Slip film present after rain; flat surface pressure wash required immediately.
09	Storm Drain Runoff & Environmental Compliance Verifying that contaminated dumpster leachate does not drain into municipal storm catch basins or community retention ponds.	EPA / MUNICIPAL FINE	A B C F	Catch basin located 18 ft downhill; berm berming / wastewater capture required.
10	Landscape Perimeter, Shrubbery & Windblown Litter Assessment of mulch beds, grass buffers, and hedge lines surrounding enclosure for snagged plastic bags, cans, and micro-litter.	VISUAL CURB APPEAL	A B C F	Windblown papers and styrofoam caught in hedge line; porter sweep needed.
11	Enclosure Lighting, Bollards & Structural Safety Inspection of evening security illumination, yellow protective bollards against vehicle strikes, and door retention cables.	NIGHT RESIDENT SAFETY	A B C F	South floodlight functional; paint on steel bumper bollard chipped down to rust.
12	Resident Signage, Rule Clarity & Disposal Wayfinding Audit of posted recycling guidelines, bulk item disposal rules, unauthorized dumping warnings, and clear community contact information.	RULE ADHERENCE	A B C F	Signage faded and peeling; recommendation to install updated aluminum rules sign.

Grade A (Exemplary)

Hotel standard. Zero organic grease, zero odor at 5 ft, full hardware functionality.

Grade B (Fair / Monitored)

Minor surface staining; hardware functional; odor contained inside enclosure.

Grade C (Action Required)

Heavy pad buildup, slip hazard present, pest activity noticed; board risk elevated.

Grade F (Critical Defect)

Stormwater contamination risk, structural gate failure, intense odor past 25 ft.

RECOMMENDED SERVICE PROTOCOL & BOARD ACTION PLAN

1. Immediate Sanitation Reset

Hot water steam wash (200°F) with eco-friendly enzymatic degreaser to remove embedded grease and eliminate bacterial odor colonies.

2. Recurring Bi-Weekly Maintenance

Scheduled pad washing, enclosure wipe-down, drop-pin lubrication, and perimeter porter cleanup before weekend volume surges.

3. Digital Proof of Performance

Time-stamped GPS photo verification delivered directly to the Community Manager's portal within 2 hours of visit completion.