



2026 Landscape Risk Management Checklist

Protect Your Property • Reduce Liability • Prevent Costly Claims

Use this checklist during winter planning, annual budgeting, or quarterly landscape walks to ensure your commercial property is safe, compliant, and prepared for the year ahead.

1. Slip-and-Fall Prevention

- ✓ Sidewalks inspected for cracks, uplift, and uneven surfaces
- ✓ Exposed tree roots identified and addressed
- ✓ Leaf, pine straw, and debris buildup cleared regularly
- ✓ Mulch kept off walkways and curb edges
- ✓ Drainage grates and inlets free of obstructions
- ✓ Adequate nighttime lighting along all pedestrian areas

2. Tree Risk Management

- ✓ All large trees inspected by a qualified arborist at least annually
- ✓ Dead, dying, or damaged limbs removed
- ✓ Trees near buildings, parking lots, signage, and walkways pruned for clearance
- ✓ Records maintained for pruning, removals, and risk assessments
- ✓ Root issues monitored (heaving sidewalks, encroaching roots, etc.)

3. Drainage & Stormwater Safety

- ✓ All inlets, drains, and swales cleared of debris
- ✓ Retention ponds inspected for erosion or bank instability
- ✓ Water flow checked during rain events
- ✓ Standing water areas identified and corrected
- ✓ Stormwater structures compliant with local and state regulations
- ✓ Downspouts and splash blocks directing water properly
- ✓ Erosion-prone slopes stabilized with turf, plantings, or matting



4. Hardscape & Structural Checks

- ✓ Parking lot islands stable and free of washout
- ✓ Retaining walls checked for cracking, leaning, or settling
- ✓ Curbs, gutters, and wheel stops secure and visible
- ✓ Pavers level and free of settlement
- ✓ Steps and ramps in good repair with clear visibility
- ✓ Outdoor amenities (benches, picnic areas, etc.) secured and structurally sound

5. Lighting, Visibility & Security

- ✓ All entrances and walkways well illuminated
- ✓ Overgrown shrubs pruned to improve sight lines
- ✓ Trees elevated to maintain visibility in parking lots
- ✓ Lighting checked after daylight savings adjustments
- ✓ Cameras and signage not blocked by vegetation

6. Irrigation System Risk Review

- ✓ Heads not spraying sidewalks or creating slip hazards
- ✓ Leaks repaired promptly
- ✓ Controllers adjusted seasonally (winter, spring, summer)
- ✓ Valve boxes inspected for hazards or exposure
- ✓ Winter irrigation audit completed to identify hidden issues



7. Seasonal Weather Preparedness

- ✓ Pre-storm inspection checklist completed
- ✓ Loose limbs, debris, and vulnerable trees addressed
- ✓ Emergency response plan in place with landscape vendor
- ✓ Post-storm inspection protocol defined

8. Documentation & Compliance

- ✓ All landscape services documented with photos
- ✓ Historic tree and drainage issues logged
- ✓ Safety inspections stored for insurance or legal reference
- ✓ Contractor guidelines updated for 2026
- ✓ Quarterly landscape walks completed with notes and action items

Why Heritage?

At Heritage, every project is a chance to grow our legacy of excellence across South Carolina. Our team's unwavering commitment to quality, safety, and innovation drives us to deliver landscapes that exceed expectations and stand the test of time.

We're proud to continue working with outstanding partners and clients to shape the future of South Carolina's landscapes.



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