


Maintenance Software Comparison

Functionality		Property Pal	Propertyware	Virtual Maintenance Manager	Inspect & Cloud	Happy Inspector	Service CEO	Tap Inspect	Appfolio	Rent Manager
										
Software	Subscription Type	Purchase	Subscription	Subscription	Subscription	Subscription	Purchase	Subscription	Subscription	Subscription or Purchase
	Software Type	Stand Alone	Integrated	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Integrated	Integrated
	Integrated with PM Software?	No	N/A	Yes	No	No	No	No	N/A	N/A
Inspections	Bulk upload property addresses		x	x	x		x			x
	Create a property inspection	x	x	x	x	x		x		x
	House multiple inspections in 1 virtual folder			x						
	Customize templates, rooms, categories, conditions	x	x	x	x	x		x		x
	Document condition of rooms based on maintenance category	x	x	x	x	x		x		x
	Attach pictures to each maintenance category within each room	x	x	x	x	x		x		x
	Create job bid while performing the inspection			x						
	Allow external access to perform an inspection			x	x					x
	Control external access to inspection link with expiration date			x						
	Email inspection report	x	x	x	x	x		x		x
	Flexible inspection reports (sort/filter by room, condition, etc.)			x						
Align multiple inspections on one report for same tenant			x							
Job Bid/Job Costing	Create/Manage standardized task menu			x			x			x
	Enter unlimited tasks to a work order/project			x			x			
	Create a job bid			x			x			x
	Ongoing visibility to materials cost, labor cost, retail and margin by task			x						x
	Document materials/sku's and labor rates/average task time at task level			x			x			x
	Calculate consumption/yield of PSF materials per room/area			x						
	Email job bid to client directly from application			x			x			x
Work Order Tracking	Create/Manage Work Order (associate to owner/building/unit/lease)		x	x			x		x	x
	Assign vendors to individual tasks within the same work order			x			x			
	Send work order to vendor	x	x	x			x		x	x
Project Management	Assign start date/end date/service window to each task			x			x		x	
	View and plan project timing/action by-task			x			x			
	Manage individual and overall calendar by project, vendor, etc at birdseye view			x			x			
	Track each stage/status of project/tasks through completion			x			x			x
	Generate turnover report with tenant vs. owner charges, and amounts			x						x
	Track time and location of vendor at task level			x			x			
	Ongoing visibility to plan/actual job cost, retail price and profit margin			x			x			
Vendor Portal	Desktop and native mobile app on iPhone/Android for vendors			x			x			
	Secure vendor account login			x			x			x
	Vendor receive alert to notify of new work order on mobile app			x						
	Google map/Street View of property address			x						
	Automatically add start/end dates and service windows to vendor's calendar			x			x			
	Vendor receives work order/details (payout/materials budget/service window)			x						x
	Vendor can change status of task on mobile app and internal user see real-time updates			x						
	Vendor leave task comments at task level			x						
	Vendor attach pictures at task level (mobile or desktop)			x			x			x
	Vendor uploads invoices/receipts directly to work order			x						x
Vendor views status/payment date of invoice payment			x							

Note: The information listed above has been objectively verified but is not guaranteed. This information is not intended to represent or advertise for any software. You should always verify and qualify any software you consider.