

Peppertree Quarterly Property Inspection Status

5/12/21

Choose the number for the condition of each section. 1= Bad, 5 = Good. Please take notes, pictures, and videos of any problem areas. Add any areas, items or issues that are not on this checklist so that they can be updated. Thank You.

Landscaping

Zone 1

Mulch Condition 1 2 3 4 5 Notes ___5_____

Grass Condition 1 2 3 4 5 Notes ___2___ Coming back to life _____

Bushes Condition 1 2 3 4 5 Notes ___4_____

Trees and Plants 1 2 3 4 5 Notes ___4_____

Timbers Ground boarder 1 2 3 4 5 Notes ___3_____

Sprinkler Heads working Yes or No Notes __Yes ALL Work_____

Zone 2

Mulch Condition 1 2 3 4 5 Notes ___3_____

Grass Condition 1 2 3 4 5 Notes ___2___ Coming back to life _____

Bushes Condition 1 2 3 4 5 Notes ___2___ Can see through a section, Now heavy watering to repair see PIC_____

Trees and Plants 1 2 3 4 5 Notes ___3_____

Timbers Ground boarder 1 2 3 4 5 Notes ___2___ Need replaced_____

Sprinkler Heads working Yes or No Notes __YES ALL WORKING_____

Zone 3

Mulch Condition 1 2 3 4 5 Notes ___3_____

Grass Condition 1 2 3 4 5 Notes ___5_____

Bushes Condition 1 2 3 4 5 Notes ___4_____

Trees and Plants 1 2 3 4 5 Notes ___4_____

Timbers Ground boarder 1 2 3 4 5 Notes ___2___ Need Replaced_____

Sprinkler Heads working Yes or No Notes ___Yes ALL WORKING_____

Zone 4

Mulch Condition 1 2 3 4 5 Notes ____ 5 _____

Grass Condition 1 2 3 4 5 Notes ____ 4 _____

Bushes Condition 1 2 3 4 5 Notes ____ 4 _____

Trees and Plants 1 2 3 4 5 Notes ____ 4 _____

Timbers Ground boarder 1 2 3 4 5 Notes ____ 3 _____

Sprinkler Heads working Yes or No Notes ____ Yes ALL WORKING _____

Zone 5

Mulch Condition 1 2 3 4 5 Notes ____ 5 _____

Grass Condition 1 2 3 4 5 Notes ____ 4 _____

Bushes Condition 1 2 3 4 5 Notes ____ 4 _____

Trees and Plants 1 2 3 4 5 Notes ____ 5 _____

Timbers Ground boarder 1 2 3 4 5 Notes ____ 3 _____

Sprinkler Heads working Yes or No Notes ____ Yes ALL WORKING _____

Property Sign and light Condition 1 2 3 4 5 Notes ____ 5 _____

Zone 6

Mulch Condition 1 2 3 4 5 Notes ____ 4 _____

Grass Condition 1 2 3 4 5 Notes ____ NA _____

Bushes Condition 1 2 3 4 5 Notes ____ 4 _____

Trees and Plants 1 2 3 4 5 Notes ____ 4 _____

Timbers Ground boarder 1 2 3 4 5 Notes ____ 3 Some are Rated 5 and some are rated 2 some need to be replaced

Sprinkler Heads working Yes or No Notes ____ Yes ALL WORKING _____

TRASH AREA

Fence Condition 1 2 3 4 5 Notes ____ 3 _____

Trash Cans Conditions 1 2 3 4 5 Notes ____ 4 _____

Cleaning and Maintenance Supplies available Yes, or NO? YES 5/12/21

Pavers Condition and Clean 1 2 3 4 5 Notes ____ 4 _____

Door Latch Condition 1 2 3 4 5 Notes ____ 3 _____

Property Back Fence Condition 1 2 3 4 5 Notes ____ 2 Next Decent Storm will take it down, Get info and quotes

Ladders Secured Yes, or No? YES 5/12/21

203 Garages

Security Lights Condition 1 2 3 4 5 Working? Yes, or No? Notes ___5 Yes All working_____

Entry Doors, Knobs and Door Jambs Condition 1 2 3 4 5 Notes _____5_____

Gutters and downspouts Condition 1 2 3 4 5 Notes _____NA until 5/28/21_____

Garage doors, latches, and bottom seals condition 1 2 3 4 5 Notes _____4_____

Garage roof and flashing/soffit Condition 1 2 3 4 5 Notes _____4_____

Garage side pavers condition 1 2 3 4 5 Notes _____3_____ need to fix trip hazard see PIC _____

Garage Building Paint Condition 1 2 3 4 5 Notes _____4_____

Garage windows Condition 1 2 3 4 5 Notes _____4_____

Garage Stucco and siding Condition all areas 1 2 3 4 5 Notes _____4_____

201 Garages

Security Lights Condition 1 2 3 4 5 Working? Yes, or No? Notes _____5 Yes all working_____

Breaker Box Condition 1 2 3 4 5 Notes _____2 Need to replace Hasp See PIC _____

Sprinkler Boxes/ Timer, junction boxes, plugs and conduit condition 1 2 3 4 5 Notes _____5_ see videos

Sprinkler fence and Containment area 1 2 3 4 5 Notes _____3 Needs Clean and Bleach_____

Entry Doors, Knobs and Door Jambs Condition 1 2 3 4 5 Notes _____3_____

Junction boxes, plugs and conduit condition 1 2 3 4 5 Notes _____5_____

Gutters and downspouts Condition 1 2 3 4 5 Notes _____NA until 5/28/21_____

Garage doors, latches, and bottom seals condition 1 2 3 4 5 Notes _____4_____

Garage roof and flashing/soffit Condition 1 2 3 4 5 Notes _____3_____

Garage side pavers condition 1 2 3 4 5 Notes _____4_____

Garage Building Paint Condition 1 2 3 4 5 Notes _____4_____

Garage windows Condition 1 2 3 4 5 Notes _____4_____

Garage Stucco and siding Condition all areas 1 2 3 4 5 Notes _____4_____

Parking Lot and Driveway

White Paint, Stripes 1 2 3 4 5 Notes _____2____ This will need Painted within 1 year

Asphalt cracking 1 2 3 4 5 Notes _____2 This will need repairs within 1 year

Asphalt discoloration/stains 1 2 3 4 5 Notes _____2 This will need repairs within 1 year

Parking blocks conditions and numbers/letters 1 2 3 4 5 Notes _____3__ Need Paint _____

ALL Sidewalks conditions 1 2 3 4 5 Notes __3_ 201D, 201C, 201E, 203F have large cracks and sinking or rising.

Owners Units

203A

Building stucco front and back condition 1 2 3 4 5 Notes ____4 Needs touch up on back

Roof flashing, soffit, molding trim front and back conditions 1 2 3 4 5 Notes _____3_____

Paint Conditions front and back 1 2 3 4 5 Notes _____3_____

Light Fixtures front and back conditions 1 2 3 4 5 Notes _____3 Old and Dirty _____

Siding front, back and sides condition 1 2 3 4 5 Notes _____3 Bowing _____

Building electrical and breaker boxes and wires conditions 1 2 3 4 5 Notes _____4_____

Building water main condition 1 2 3 4 5 any visible leaks or wetness? Yes, or No? Notes _____3 No leaks

Gutters, Downspouts, and splash area front and back conditions 1 2 3 4 5 Notes _____NA until 5/30/21

Common area Pole light conditions 1 2 3 4 5 Working? Yes, or No? Notes __3 Yes Working

Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes __1 Not matching

Roof Condition front and back seen from the ground 1 2 3 4 5 Notes _____4_____

203B

Building stucco front and back condition 1 2 3 4 5 Notes _____4_____

Roof flashing, soffit, molding trim front and back conditions 1 2 3 4 5 Notes _____2 Breaking off _____

Paint Conditions front and back 1 2 3 4 5 Notes _____3_____

Light Fixtures front and back conditions 1 2 3 4 5 Notes _____3_____

Siding front, back and sides condition 1 2 3 4 5 Notes _____4_____

Building electrical and breaker boxes and wires conditions 1 2 3 4 5 Notes _____4_____

Building water main condition 1 2 3 4 5 any visible leaks or wetness? Yes, or No? Notes _____3 No leaks

Gutters, Downspouts, and splash area front and back conditions 1 2 3 4 5 Notes _____4_____

Common area Pole light conditions 1 2 3 4 5 Working? Yes, or No? Notes _____3 Yes Working

Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes 1 Not Matching

Roof Condition front and back seen from the ground 1 2 3 4 5 Notes 4

203C

Building stucco front and back condition 1 2 3 4 5 Notes 4

Roof flashing, soffit, molding trim front and back conditions 1 2 3 4 5 Notes 3

Paint Conditions front and back 1 2 3 4 5 Notes 4

Light Fixtures front and back conditions 1 2 3 4 5 Notes 3

Siding front, back and sides condition 1 2 3 4 5 Notes 4

Building electrical and breaker boxes and wires conditions 1 2 3 4 5 Notes 4

Building water main condition 1 2 3 4 5 any visible leaks or wetness? Yes, or No? Notes 3 No Leaks

Gutters, Downspouts, and splash area front and back conditions 1 2 3 4 5 Notes NA until 5/12/21

Common area Pole light conditions 1 2 3 4 5 Working? Yes, or No? Notes 3 Yes Working

Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes 1 Not Matching

Roof Condition front and back seen from the ground 1 2 3 4 5 Notes 4

203D

Building stucco front and back condition 1 2 3 4 5 Notes 4

Roof flashing, soffit, molding trim front and back conditions 1 2 3 4 5 Notes 4

Paint Conditions front and back 1 2 3 4 5 Notes 4

Light Fixtures front and back conditions 1 2 3 4 5 Notes 3

Siding front, back and sides condition 1 2 3 4 5 Notes 4

Building electrical and breaker boxes and wires conditions 1 2 3 4 5 Notes 4

Building water main condition 1 2 3 4 5 any visible leaks or wetness? Yes, or No? Notes 3 No Leaks

Gutters, Downspouts, and splash area front and back conditions 1 2 3 4 5 Notes NA

Common area Pole light conditions 1 2 3 4 5 Working? Yes, or No? Notes 3 YES Working

Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes 1 Not Matching

Roof Condition front and back seen from the ground 1 2 3 4 5 Notes 4

203E

Building stucco front and back condition 1 2 3 4 5 Notes 4

Roof flashing, soffit, molding trim front and back conditions 1 2 3 4 5 Notes 4

Paint Conditions front and back 1 2 3 4 5 Notes 4

Light Fixtures front and back conditions 1 2 3 4 5 Notes _____3_____

Siding front, back and sides condition 1 2 3 4 5 Notes _____4_____

Building electrical and breaker boxes and wires conditions 1 2 3 4 5 Notes _____4_____

Building water main condition 1 2 3 4 5 any visible leaks or wetness? Yes, or No? Notes__ 3 No Leaks < Handle Gone

Gutters, Downspouts, and splash area front and back conditions 1 2 3 4 5 Notes __NA Until 5/28/21

Common area Pole light conditions 1 2 3 4 5 Working? Yes, or No? Notes _____3 Yes Working_____

Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes 1 Not Matching

Roof Condition front and back seen from the ground 1 2 3 4 5 Notes _____4_____

203F

Building stucco front and back condition 1 2 3 4 5 Notes _____4_____

Roof flashing, soffit, molding trim front and back conditions 1 2 3 4 5 Notes _____3_____

Paint Conditions front and back 1 2 3 4 5 Notes _____4_____

Light Fixtures front and back conditions 1 2 3 4 5 Notes _____3_____

Siding front, back and sides condition 1 2 3 4 5 Notes _____4_____

Building electrical and breaker boxes and wires conditions 1 2 3 4 5 Notes _____4_____

Building water main condition 1 2 3 4 5 any visible leaks or wetness? Yes, or No? Notes _____3 No Leaks

Gutters, Downspouts, and splash area front and back conditions 1 2 3 4 5 Notes NA Until 5/30/21

Common area Pole light conditions 1 2 3 4 5 Working? Yes, or No? Notes __ Yes Working

Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes _ 1_ Not Matching

Roof Condition front and back seen from the ground 1 2 3 4 5 Notes _____4_____

201A

Building stucco front and back condition 1 2 3 4 5 Notes _____4_____

Roof flashing, soffit, molding trim front and back conditions 1 2 3 4 5 Notes _____3_____

Paint Conditions front and back 1 2 3 4 5 Notes _____3_____

Light Fixtures front and back conditions 1 2 3 4 5 Notes _____3_____

Siding front, back and sides condition 1 2 3 4 5 Notes _____3_ Front Window Chipping

Building electrical and breaker boxes and wires conditions 1 2 3 4 5 Notes _____3 Rusting_____

Building water main condition 1 2 3 4 5 any visible leaks or wetness? Yes, or No? Notes __3__ No Leaks

Gutters, Downspouts, and splash area front and back conditions 1 2 3 4 5 Notes _____4_____

Common area Pole light conditions 1 2 3 4 5 Working? Yes, or No? Notes __3 Yes Working__

Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes 1 Not Matching

Roof Condition front and back seen from the ground 1 2 3 4 5 Notes _____ 4 _____

201B

Building stucco front and back condition 1 2 3 4 5 Notes _____ 4 _____

Roof flashing, soffit, molding trim front and back conditions 1 2 3 4 5 Notes _____ 4 _____

Paint Conditions front and back 1 2 3 4 5 Notes _____ 4 _____

Light Fixtures front and back conditions 1 2 3 4 5 Notes _____ 3 _____

Siding front, back and sides condition 1 2 3 4 5 Notes _____ 4 _____

Building electrical and breaker boxes and wires conditions 1 2 3 4 5 Notes _____ 4 _____

Building water main condition 1 2 3 4 5 any visible leaks or wetness? Yes, or No? Notes 3 No Leaks

Gutters, Downspouts, and splash area front and back conditions 1 2 3 4 5 Notes _____ 4 _____

Common area Pole light conditions 1 2 3 4 5 Working? Yes, or No? Notes 3 Yes Working

Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes 1 Not Matching

Roof Condition front and back seen from the ground 1 2 3 4 5 Notes _____ 4 _____

201C

Building stucco front and back condition 1 2 3 4 5 Notes _____ 4 _____

Roof flashing, soffit, molding trim front and back conditions 1 2 3 4 5 Notes _____ 3 Back flashing is breaking

Paint Conditions front and back 1 2 3 4 5 Notes _____ 4 _____

Light Fixtures front and back conditions 1 2 3 4 5 Notes _____ 3 _____

Siding front, back and sides condition 1 2 3 4 5 Notes _____ 4 _____

Building electrical and breaker boxes and wires conditions 1 2 3 4 5 Notes _____ 4 _____

Building water main condition 1 2 3 4 5 any visible leaks or wetness? Yes, or No? Notes 3 No Leaks

Gutters, Downspouts, and splash area front and back conditions 1 2 3 4 5 Notes _____ 4 _____

Common area Pole light conditions 1 2 3 4 5 Working? Yes, or No? Notes 3 Yes Working

Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes 1 Not Matching

Roof Condition front and back seen from the ground 1 2 3 4 5 Notes _____ 4 _____

Patio Is Cracked and uneven

201D

Building stucco front and back condition 1 2 3 4 5 Notes _____ 4 _____

Roof flashing, soffit, molding trim front and back conditions 1 2 3 4 5 Notes _____ 4 _____

Paint Conditions front and back 1 2 3 4 5 Notes _____ 4 _____

Light Fixtures front and back conditions 1 2 3 4 5 Notes _____ 3 _____

Siding front, back and sides condition 1 2 3 4 5 Notes _____ 4 _____

Building electrical and breaker boxes and wires conditions 1 2 3 4 5 Notes _____ 4 _____

Building water main condition 1 2 3 4 5 any visible leaks or wetness? Yes, or No? Notes __3_ No Leaks

Gutters, Downspouts, and splash area front and back conditions 1 2 3 4 5 Notes __3_ Gutter has Pins coming out

Common area Pole light conditions 1 2 3 4 5 Working? Yes, or No? Notes _3_ Yes Working

Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes __1_ Not Matching

Roof Condition front and back seen from the ground 1 2 3 4 5 Notes _____ 4 _____

201E

Building stucco front and back condition 1 2 3 4 5 Notes _____ 4 _____

Roof flashing, soffit, molding trim front and back conditions 1 2 3 4 5 Notes _____ 4 _____

Paint Conditions front and back 1 2 3 4 5 Notes _____ 4 _____

Light Fixtures front and back conditions 1 2 3 4 5 Notes _____ 3 _____

Siding front, back and sides condition 1 2 3 4 5 Notes _____ 4 _____

Building electrical and breaker boxes and wires conditions 1 2 3 4 5 Notes _____ 4 _____

Building water main condition 1 2 3 4 5 any visible leaks or wetness? Yes, or No? Notes __3_ No leaks

Gutters, Downspouts, and splash area front and back conditions 1 2 3 4 5 Notes __3_ Gutter Pins coming out

Common area Pole light conditions 1 2 3 4 5 Working? Yes, or No? Notes _3_ Yes Working

Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes __1_ Not Matching

Roof Condition front and back seen from the ground 1 2 3 4 5 Notes _____ 4 _____

201F

Building stucco front and back condition 1 2 3 4 5 Notes _____ 4 _____

Roof flashing, soffit, molding trim front and back conditions 1 2 3 4 5 Notes _____ 3 _____

Paint Conditions front and back 1 2 3 4 5 Notes _____ 4 _____

Light Fixtures front and back conditions 1 2 3 4 5 Notes _____ 3 _____

Siding front, back and sides condition 1 2 3 4 5 Notes _____ 3 _____

Building electrical and breaker boxes and wires conditions 1 2 3 4 5 Notes __3_

Building water main condition 1 2 3 4 5 any visible leaks or wetness? Yes, or No? Notes ___3_ No Leaks

Gutters, Downspouts, and splash area front and back conditions 1 2 3 4 5 Notes ___4___

Common area Pole light conditions 1 2 3 4 5 Working? Yes, or No? Notes _3_ Yes Working

Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes __1_ Not Matching

Roof Condition front and back seen from the ground 1 2 3 4 5 Notes _____4_____

Total Inspection time 1hr 45min. Total report and upload time 1hr. Total 2hr 45min. The next scheduled inspection will be on or around 8/12/21, by a board member.