

# Peppertree Quarterly Property Inspection Status

Circle 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 4

Grass Condition 1 2 3 4 5 Notes 4 Growing back nicely

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 2

Sprinkler Heads working Yes or No Notes Yes

### Zone 2

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 2

Trees and Plants 1 2 3 4 5 Notes 4

Timbers Ground boarder 1 2 3 4 5 Notes 2

Sprinkler Heads working Yes or No Notes Yes

### 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 5

Trees and Plants 1 2 3 4 5 Notes 5

Timbers Ground boarder 1 2 3 4 5 Notes 2

Sprinkler Heads working Yes or No Notes Yes

### Zone 4

Mulch Condition 1 2 3 4 5 Notes 5

Grass Condition 1 2 3 4 5 Notes 2 Moles near 203 F SW Corner. 4 Holes dug up

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

#### **Zone 5**

Mulch Condition 1 2 3 4 5 Notes 5

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 5

Timbers Ground boarder 1 2 3 4 5 Notes 3

Sprinkler Heads working Yes or No Notes Yes

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

#### **Zone 6**

Mulch Condition 1 2 3 4 5 Notes 3

Grass Condition 1 2 3 4 5 Notes N/A No Grass, but weeds growing through sidewalk cracks

Bushes Condition 1 2 3 4 5 Notes 5

Trees and Plants 1 2 3 4 5 Notes 5

Timbers Ground boarder 1 2 3 4 5 Notes 2

Sprinkler Heads working Yes or No Notes Yes

#### **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

Pavers Condition and Clean 1 2 3 4 5 Notes 3

Door Latch Condition 1 2 3 4 5 Notes 3

Property Back Fence Condition 1 2 3 4 5 Notes 2. Old Fence

Ladders Secured Yes, or No? Yes

#### **203 Garages**

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

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

Gutters and downspouts Condition 1 2 3 4 5 Notes 5

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. Some Peeling on 203 Garage

Garage side pavers condition 1 2 3 4 5 Notes 3. Gaps in pavers, uneven

Garage Building Paint Condition 1 2 3 4 5 Notes 4

Garage windows Condition 1 2 3 4 5 Notes 3. Old Windows, not hurricane proof

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

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

Sprinkler fence and Containment area 1 2 3 4 5 Notes 4

Breaker Box Condition 1 2 3 4 5 Notes 3

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 4

Gutters and downspouts Condition 1 2 3 4 5 Notes 5

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

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

Garage side pavers condition 1 2 3 4 5 Notes 3. Some gaps

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 3. Some cracks in 201 C

## Parking Lot and Driveway

White Paint, Stripes 1 2 3 4 5 Notes 2

Asphalt cracking 1 2 3 4 5 Notes 2, Uneven

Asphalt discoloration/stains 1 2 3 4 5 Notes 2

Parking blocks conditions and numbers/letters 1 2 3 4 5 Notes 2

ALL Sidewalks conditions 1 2 3 4 5 Notes 2. Floods in front of 203 A +B, Large cracks and uneven in almost all sidewalks

## Owners Units

203A

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 2 Peeling in back

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 4

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

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

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

Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes 1, No

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, Trim falling of

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

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

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

Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes 1, No

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 3

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 \_\_\_\_\_  
Gutters, Downspouts, and splash area front and back conditions 1 2 3 4 5 Notes \_\_\_\_\_ 5 \_\_\_\_\_  
Common area Pole light conditions 1 2 3 4 5 Working? Yes, or No? Notes \_\_\_\_\_ 3, Yes \_\_\_\_\_  
Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes \_\_\_\_\_ 3, Visible, 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 \_\_\_\_\_  
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 \_\_\_\_\_  
Gutters, Downspouts, and splash area front and back conditions 1 2 3 4 5 Notes \_\_\_\_\_ 5 \_\_\_\_\_  
Common area Pole light conditions 1 2 3 4 5 Working? Yes, or No? Notes \_\_\_\_\_ 3 \_\_\_\_\_  
Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes \_\_\_\_\_ 1, No \_\_\_\_\_  
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 \_\_\_\_\_ 3 \_\_\_\_\_  
Building water main condition 1 2 3 4 5 any visible leaks or wetness? Yes, or No?  
Notes \_\_\_\_\_ 3 \_\_\_\_\_  
Gutters, Downspouts, and splash area front and back conditions 1 2 3 4 5 Notes \_\_\_\_\_ 5 \_\_\_\_\_  
Common area Pole light conditions 1 2 3 4 5 Working? Yes, or No? Notes \_\_\_\_\_ 3 \_\_\_\_\_

Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes 1, No

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

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

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

Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes 1, No

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 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 2

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

Gutters, Downspouts, and splash area front and back conditions 1 2 3 4 5 Notes 3, Algae on downspout

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

Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes 1, No

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

### 201B

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

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

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

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

Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes 1, No

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 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

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, No

Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes 1, No

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

### 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 3

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

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 2, Rusting

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

Notes 3, No

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

5

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

Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes 1, No

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 3

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

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 2, Rusting

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

Notes 3, No

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

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

Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes 1, No

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 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 3

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

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

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

5



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

Address Number/Letter Conditions 1 2 3 4 5 Visible and Matching? Yes, or No? Notes 1, No

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

Inspection performed by Tony Spagnolia morning of August 22, 2021. 1.5 hour inspection time. Report completed August 23, 2021



*Figure 1: 203 B Siding*



*Figure 2: 201 C Garage Crack*



*Figure 3: 201 C Garage Paint*



*Figure 4: Moles 203 F*



*Figure 5: Paint 201 A Back*



***6: Paint 201 A Back***



*Figure 7: Ants Sidewalk 203*