



Quality Site Assessment

Prepared for:

Center Pointe Vistoso

Mon Apr 11 2022

QUALITY SITE ASSESSMENT

Center Pointe Vistoso

General Information

DATE: Monday, Apr 11, 2022
NEXT INSPECTION DATE: Tuesday, Apr 04, 2023
CLIENT ATTENDEES:
BRIGHTVIEW ATTENDEES: Stephen Valverde

Customer Focus Areas

Side walks clear of debris

Quality you can count on.



Seven Standards of Excellence

1



Site Cleanliness

2



Weed Free

3



Green Turf

4



Crisp Edges

5




Spectacular Flowers

6



Uniformly Mulched Beds

7



Neatly Pruned Trees & Shrubs

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Maintenance Items



1 La Canada to Pebble Creek, Second Entrance on Left, Right from Entrance Down to Cul-de-Sac: Remove weeds in buffer.

2 Cul-de-Sac from Item #1: Trees raised and clear

3 Cul-de-Sac From Item #1: Trim Palo Verde encroaching down on pathway.

4 From Cul-de-Sac in Item #1; Go Down Road Until The End, Path Wrapping Around Left: Remove weeds in buffer and cutback plants encroaching on sidewalk.

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5 Continuing Along Pathway In Item #4: Cutback plants encroaching on sidewalk.

6 Continuing Along Path from Item #4: Trim palo verde encroaching down on sidewalk and remove weeds.

7 Continuing Along Pathway from Item #4; End of Pathway/Road: Cutback plants encroaching on pathway.

8 From Item #7; Cross Street and Continue Along Path: Area is free from encroachment and has minimal weeds needing removal.

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9 From Item #8; Continue Along Path and Go Left: Area is clear, no encroaching plants, minimal weeds need removal.

10 Continuing Along Path from Item #9: Tree raised and clear.

11 Continuing Along Path from Item #10: Remove suckers from tree, separate or remove shrub from palo verde.

12 Alley Across from Item #11: Remove weeds.

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13 Walkway Across from Entrance (Second Entrance from Left on Pebble Creek): Area clear from encroachment on pathway and weeds, remove suckers on tree.

14 Continuing Along Pathway from Item #13: Remove growth/volunteer from hedge.

15 Continuing Along Path from Item #14: Cutback hedge encroaching on path.

16 Continuing Along Walkway from Item #15: Area clear of weeds and walkway clear of encroaching plants.

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17 Pebble Creek, Left Side of Road, Area Where You Turn Left on La Canada, In Front of Cul-De-Sac: Trees are raised and clear, remove weeds.

18 Area Straight Back from Entrance in Item #23: Selectively trim dead material from tree.

19 Continuing Along Path from Item #15: Walkway clear of shrub encroachment and weeds. Trim tree encroaching down on walkway.

20 La Canada to Pebble Creek, 2nd Entrance on Left, Area Behind Entrance Gate: Remove suckers on tree.

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21 Right Side of Item #18: Cutback texas rangers encroaching on walkway.

22 Outside of Entrance in Item #18, Right Side: Cutback shrubs encroaching on sidewalk.

23 La Canada to Pebble Creek, First Entrance on Left, Right after Entrance, Second Right at End of Cul-de-Sac: Trees raised with good clearance and area has no weeds or debris.

24 Left Side of Pebble Creek: Buffer and walkway clear of weeds and encroachment.

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25 First Entrance from Left on Pebble Creek: Area clear of weeds and encroaching plants.

26 Left of Entrance in Item #25: Remove weeds and suckers.

27 Walkway Next to Entrance in Item #25: Remove weeds encroaching on sidewalk.

28 Area Straight Back from Entrance in Item #25: Selectively trim dead material in tree.

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29 Walkway to the Right of Area in Item #27:

Walkways are clear, with no encroachment. Buffers are also clear with no weeds present.

30 Pebble Creek, Entrance on Right, Behind Gate: Area looks good, consider selectively trimming dead plant material.

31 Cul-De-Sac at End of Walkway from Item #28: Improve plant spacing.

32 Pebble Creek, Entrance on Right, Walkway on Left: Walkway and Buffer are clear of obstructions and weeds.

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33 Across from Item #31, Park: Selectively trim dead plant material, and remove plant material encroaching on path(s).

34 Pathway At End of Road Running Alongside Park in Item #32

35 From Item #33, Pathway On Far Left, Where Road Starts to Curve: Walkway is clear of weeds and encroaching plants.

36 Right Walkway Around Corner from Item #34: Cutback plants encroaching on sidewalk and selectively trim dead plant material

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Maintenance Items



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37 Entrance from Item #23; Second Left, End of Cul-de-Sac: Walkways are clear from plant encroachment and area is clear of weeds. Remove suckers on trees.

38 Irrigation Boxes at End of Path in Item #37: Box on the far left needs to be dug up, the rest are good.

39 Cul-de-Sac Next to Irrigation Boxes, Alley on Left Side of Road: We would like to rejuvenate this shrub.

40 From Cul-de-Sac In Item #40; Straight Down Road to Other Cul-de-Sac: Remove suckers from trees.

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41 Entrance from Item #47, Right Side: Trim tree encroaching downwards on path.

42 La Canada, Second Entrance on Right, Right, Right Again, Back of Cul-de-Sac at End of Road: Selectively cutback dead material.

43 From Cul-de-Sac In Item #40; Left, Walkway on Right Side: Cutback shrub encroaching on sidewalk.

44 La Canada, Second Entrance on Right, Alley on Left Side: Area looks good, remove minimal weeds.

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45 Walkway Across from Item #43: Walkway and buffer clear of plant encroachment and weeds.

46 La Canada, Second Entrance on Right: Front Entrance looks good, clear of weeds and suckers.

47 La Canada: Walkways and buffers are clear. No weeds or plant encroachment are present.

48 La Canada, First Entrance on Right: Front Entrance looks good.

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49 Entrance from Item #48, Right Side: Trim tree encroaching downwards on path.

50 La Canada, First Entrance on Left: Front looks good.



51 Entrance from #48, Behind Gate: Cutback plant encroaching on street and curb.

52 La Canada, First Entrance on Left: Area looks good.

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53 Walkway Next to Entrance in Item #50: Cutback texas ranger encroaching on walkway.

54 Left Side of La Canada, Before Entrance in Item #50: Trees are raised and clear. Walkways are clear of obstructions.

55 Walkway Inside Entrance in Item #50: Walkways are clear. Selectively trim dead plant material.

56 La Canada, First Entrance on Left, Left Once Inside, Path Before Road Bends Left: Remove weeds on left side, beyond railing. Also clean up erosion burying rocks.

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57 From Item #56, Continue Along Road, Cul-de-Sac on Right: Pathway is clear with no obstructions. Remove weed next to rocks.

58 La Canada, First Entrance on Right, Right Inside, Walkways on Left as Road Turns: Cutback encroaching hedges/plants

59 Cul-de-Sac Walkway at End of Road from Item #58: Remove weeds alongside walkway.

60 Walkway on Left Side from Walkway in Item #59; Remove Weeds

Maintenance Items



61 From Item #59, Right Walkway: Cutback red yucca encroaching walkway.

62 Irrigation Boxes on Pathway from Item #59: All boxes and equipment are good, but shrub next to box should be removed. It prevents the box from staying fully closed.