

CAPE LA JOLLA GARDENS HOA

ATTORNEY-CLIENT
CONFIDENTIAL QUESTIONNAIRE

Reminder: Please return your completed questionnaire to Silldorf, Shinnick & Duignan LLP, 1810 State Street, San Diego, CA 92101. A return envelope has been provided for your convenience.

GENERAL INFORMATION

DATE SURVEY COMPLETED _____ 1999

1. UNIT INFORMATION

Address of Unit: _____ Via Mallorca, La Jolla, CA 92037. Unit # _____.

Which Garage(s) do you have? _____.

How many Bedrooms do you have? _____.

2. OWNER INFORMATION

Are you the Owner(s)? _____.

Owner(s) Name(s): _____.

Owner(s) Address: _____.

Owner(s) Telephone Numbers: Home: _____ Work: _____.

Home: _____ Work: _____.

A. Are you the original owner? _____.

B. Date of Purchase: _____.

C. When did you begin living in your unit? _____.

D. From whom did you purchase? _____.

If you are you renting, please indicate when you began living in the unit: _____.

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**PLEASE INSPECT YOUR UNIT CAREFULLY
BEFORE RESPONDING**

3. UNIT OCCUPANCY

Is the unit occupied by Tenants/Renters? _____.

If Rented, Name of Renter(s): _____.

Phone Number of Renter(s): Home: _____ Work: _____.

Home: _____ Work: _____.

Are you a renter? _____.

Please indicate when you began living in the unit: _____.

AREA/PROBLEM (Have you had or seen these?)	YES/ NO	DESCRIPTION OR COMMENT (Where, how often, repaired yet?)
INTERIOR		
1. ROOFS/CEILINGS		
1.1 Roof Leaks (Please include number of occurrences)		
1.2 Dampness on ceiling		
1.3 Dampness on walls		
1.4 Stains on ceilings		
1.5 Stains on walls		
1.6 Stains at baseboards		
1.7 Mold/mildew on ceiling		
1.9 Other		

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2. WALLS		
2.1 Dampness		
2.2 Mildew/Mold on ceiling		
2.3 Water Stains		
2.4 Cracks in Wall		
2.5 Other		
3. WINDOWS		
3.1 Mold/Mildew		
3.2 Condensation		
3.3 Water Stains		
3.4 Cracks in Walls Around Window		
3.5 Sticking		
3.6 Water Intrusion/Leaks		
4. DOORS (Front, Utility, Garage - Please indicate which).		
4.1 Warping		
4.2 Sticking		
4.3 Paint Peeling/Chipping		

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AREA/PROBLEM (Have you had or seen these?)	YES/ NO	DESCRIPTION OR COMMENT (Where, how often, repaired yet?)
4.4 Cracking /Separating		
4.5 Corroding Thresholds		
4.6 Other		
5. FLOORS (Please indicate which room)		
5.1 Moisture Intrusion		
5.2 Stains on Vinyl Floor		
5.3 Wood or Tile Floor Damage		
5.4 Carpet or Tack Strip Damage		
5.5 Other		
6. PLUMBING		
6.1 Breaks/Leaks in or Under Slab		
6.2 Noise: Rattling, Knocking, Vibration		
6.3 Toilet(s) Not Functioning Properly		

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AREA/PROBLEM (Have you had or seen these?)	YES/ NO	DESCRIPTION OR COMMENT (Where, how often, repaired yet?)
6.4 Shower Head/Pipe Loose in Wall		
6.5 Leaking Faucets		
6.6 Lack of Hot Water		
6.7 Inadequate Water Pressure		
6.8 Water Ponding in Tub		
6.9 Tub Cracking		
6.10 Tub Leaking		
6.11 Back-Ups (please specify location)		
6.12 Odors from drains (please specify location)		
6.13 Other Plumbing		
7. SOUND/ODOR TRANSMISSION		
7.1 Excessive Noise From Adjoining Unit		
7.2 Odors From Adjoining Units		
7.3 Inadequate Ventilation		
7.4 Other		

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AREA/PROBLEM (Have you had or seen these?)	YES/ NO	DESCRIPTION OR COMMENT (Where, how often, repaired yet?)
8. HEATING/ AIR CONDITIONING		
8.1 Noisy System		
8.2 Inadequate Cooling		
8.3 Inadequate Heat		
8.4 Thermostat Problems		
8.5 Fan/Vent Problems		
8.6 Other		
9.0 ELECTRICAL		
9.1 Outlets Not Functioning		
9.2 Lights Flickering, Dimming		
9.3 Inadequate Circuits		
9.4 Outlets Not Holding Plugs		
9.5 Other		
EXTERIOR		
10.0 BALCONIES/DECKS/PATIOS		
10.1 Ponding of Water		
10.2 Water Entering Unit From Balcony/Patio		
10.3 Cracks in Patio		

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AREA/PROBLEM (Have you had or seen these?)	YES/ NO	DESCRIPTION OR COMMENT (Where, how often, repaired yet?)
10.4 Staining on Decks		
10.5 Cracks in Patio Walls		
10.6 Other		
11.0 DISCOLORATION/CRACKING		
11.1 Discoloration of Stucco		
11.2 Discoloration of Wood Trim		
11.3 Discoloration of Walkways/Walkway Ceilings		
11.4 Discoloration of Roof/Eaves		
11.5 Cracking of Stucco Walls		
11.6 Cracking of Stucco Around Doorways		
11.7 Cracking of Stucco at Garage Door		
11.8 Separation of Wood Trim		
11.9 Cracking or Lifting of Ceramic Tiles on Decks and Planters		

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AREA/PROBLEM (Have you had or seen these?)	YES NO	DESCRIPTION OR COMMENT (Where, how often, repaired yet?)
11.10 Other		
12. DRAINAGE		
12.1 Water Ponding Around Building		
12.2 Water Ponding on Walkways		
12.3 Water entering unit and doorways		
12.4 Non-Functioning Drains		
12.5 Other		
13. LANDSCAPED AND HARDSCAPED AREAS		
13.1 Ground Sinking/Settling		
13.2 Walkways Sinking		
13.3 Walkways Cracking		
13.4 Driveways Sinking		
13.5 Tripping Hazards		
13.6 Other		
14. GARAGE		

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AREA/PROBLEM (Have you had or seen these?)	YES/ NO	DESCRIPTION OR COMMENT (Where, how often, repaired yet?)
14.1 Stains on Walls/Ceilings		
14.2 Cracks in Slab		
14.3 Water Intrusion		
14.4 Roll-up Doors Binding/Sticking		
14.5 Other		
15. EXTERIOR LIGHTING		
15.1 Dark Walkways		
15.2 Dark Parking Areas		
15.3 Burned Out Lights		
15.4 Rusting Light Fixtures		
15.5 Other		
GENERAL		
16. OTHER - PLEASE DESCRIBE ANY PROBLEMS YOU KNOW OF WHICH HAVEN'T BEEN COVERED BY THIS SURVEY		
16.1		
16.2		

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AREA/PROBLEM (Have you had or seen these?)	YES/ NO	DESCRIPTION OR COMMENT (Where, how often, repaired yet?)
16.3		
16.4		
17. PROPERTY DAMAGE OR LOSS, e.g. CARPET, CLOTHING, ETC.		PLEASE DESCRIBE DAMAGE AND TOTAL COSTS
17.1 From Water Intrusion		
17.2 From Roof Leaks		
17.3 From Plumbing Leaks		
17.4 Other		
PLEASE FILL OUT AND RETURN THE QUESTIONNAIRE EVEN IF YOU HAVE NO OBSERVABLE DAMAGE		
<p>a) Please provide us with copies of invoices for repairs related to any items documentation related to defective or repaired components.</p> <p>b) Please keep your reported in this confidential questionnaire, correspondence and any other originals, only send copies.</p> <p>c) Please call paralegal Kara Sandier at 239-5900 if you have any questions. Thank you for your prompt response!</p>		