Williams Lawsuit Settlement Act

2025
"Good Repair" Inspection Report

Facilities Services Department

VENTURA UNIFIED SCHOOL DISTRICT



ELEMENTARY SCHOOLS

1. Lemon Grove (K-8)
2. Citrus Glen
3. Elmhurst
4. E.P. Foster
5. Juanamaria
6. Junipero Serra
7. Lincoln
8. Loma Vista
9. Montalvo
10. Mound
11. Pierpont
12. Poinsettia
13. Portola
14. Saticoy (ATLAS)(K-8)
15. Sheridan Way
16. Sunset School (K-8)
17. Will Rogers

MIDDLE SCHOOLS (6-8)

18. Anacapa
19. Balboa
20. Cabrillo
21. De Anza Academy of Technology & the Arts

HIGH SCHOOLS (9-12)

22. Buena
23. Foothill Technology
24. Ventura
25. Pacific
26. El Camino

ALTERNATIVE EDUCATION

27. Ventura Adult and Continuing Education / Ventura Business Campus
28. Homestead School

DISTRICT SITES

29. Education Services Center
30. Facilities Support Department
31. Transportation Services Department
32. Washington School
33. Avenue School
34. E.P. Foster Estate
35. Harry Lyon Park
36. Frazier Ranch
37. Jewett Estate
38. Penfield School Property
39. Sudden Estate

VENTURA UNIFIED SCHOOL DISTRICT DIRECTORY

	SCHOOL/SITE	SITE #	ADDRESS	PHONE #
➡	Adult Education	27	5200 Valentine Road, Ventura CA 93003	289-7925
➡	Anacapa Middle School	18	100 S. Mills Road, Ventura CA 93003	289-7900
➡	Balboa Middle School	19	247 Hill Road, Ventura CA 93003	289-1800
➡	Lemon Grove (K-8)	1	450 Valmore Avenue, Ventura CA 93001	289-1817
➡	Buena High School	22	5670 Telegraph Road, Ventura CA 93003	289-1826
➡	Cabrillo Middle School	20	1426 E. Santa Clara Street, Ventura CA 93001	641-5155
➡	Citrus Glen Elementary	2	9655 Darling Road, Ventura CA 93004	672-0220
➡	De Anza Academy of Technology & the Arts (DATA)	21	2060 Cameron Street, Ventura CA 93001	641-5165
➡	Education Service Center (ESC)	29	255 W. Stanley Avenue, Suite 100, Ventura CA 93001	641-5000
➡	El Camino High School	26	61 Day Road, Ventura CA 93003	289-7955
➡	Elmhurst Elementary	3	5080 Elmhurst Street, Ventura CA 93003	289-1860
➡	E.P. Foster Elementary	4	20 Pleasant Place, Ventura CA 93001	641-5420
➡	Facilities Services Dept.	30	359 S. Victoria Avenue, Ventura CA 93003	289-7981
➡	Foothill Technology High School	23	100 Day Road, Ventura CA 93003	289-0023
➡	Homestead (K-8)	28	150 N. Day, Ventura CA 93003	289-7955
➡	Juanamaria Elementary School	5	100 S. Crocker Avenue, Ventura CA 93004	672-0291
➡	Junipero Serra Elementary	6	8880 Halifax Street, Ventura CA 93004	672-2717
➡	Lincoln Elementary	7	1107 E. Santa Clara Street, Ventura CA 93001	641-5438
➡	Loma Vista Elementary	8	300 Lynn Drive, Ventura CA 93003	641-5443
➡	Montalvo Elementary	9	2050 Grand Avenue, Ventura CA 93003	289-1872
➡	Mound Elementary	10	455 S. Hill Road, Ventura CA 93003	289-1886
➡	Pacific High School	25	501 College Drive, Ventura CA 93003	289-7950
➡	Pierpont Elementary	11	1254 Martha's Vineyard, Ventura CA 93001	641-5470
➡	Poinsettia Elementary	12	350 N. Victoria Avenue, Ventura CA 93003	289-7971
➡	Portola Elementary	13	6700 Eagle Street, Ventura CA 93003	289-1734
➡	Saticoy (Atlas) Elementary	14	760 Jazmin Avenue, Ventura CA 93004	672-2701
➡	Sheridan Way Elementary	15	573 Sheridan Way, Ventura CA 93001	641-5491
➡	Sunset (K-8)	16	400 Sunset Avenue, Oak View CA 93022	649-6600
➡	Transportation	31	4213 Crooked Palm Road, Ventura CA 93001	649-5000
➡	Ventura HIgh School	24	2 N. Catalina Street, Ventura CA 93001	641-5116
➡	Will Rogers Elementary	17	310 Howard Street, Ventura, CA 93003	641-5596
➡				

As of 10032022

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December 2025

Report Summary

2025 WILLIAMS LAWSUIT "GOOD REPAIR" INSPECTIONS
EXECUTIVE SUMMARY

Between July 2025 – December 2025, Facility Service Dept. performed the annual "Good Repair" school site inspections for Ventura Unified School District, as required under the protocols established by the Williams Lawsuit Settlement Act of 2004. These inspections were conducted under the guidelines set by the state Office of Public-School Construction (OPSC), and the results were recorded utilizing the OPSC Facility Inspection Tool (FIT) form. Each school was evaluated in fifteen repair categories and ranked according to the average percentage of categories in "Good Repair". A detailed description and explanation of the FIT form is included in this report.

Hawkins Building Inspections Services along with Ventura County Office of Education conducted inspections, which included all Elementary, Middle and High School sites in the district. A copy of the completed FIT form for each school is included in this report.

All schools inspected received a rating of “Exemplary”, “Good”, "Fair”, & “Poor”. A number of the sites ranked above the 90th percentile in good repair while our average ranking is in the higher side of “Fair” condition. Surfaces in need of paint, portable ramps, fire extinguishers not in place & roof repairs are producing lower scores at a few of our schools.

Henry Robledo
Planning & Compliance
VUSD Facilities Services Department
December 2025

2025 WILLIAMS LAWSUIT "GOOD REPAIR" INSPECTIONS
EVAULATION RESULTS SUMMARY

As determined by the OPSC Facilities Inspection Tool (FIT) protocols

SCHOOL	PERCENT	SCHOOL RATING
Anacapa MS	72.77%	Poor
Atlas	92.17%	Good
Balboa MS	82.14%	Fair
Buena HS	79.65%	Fair
Cabrillo MS	95.36%	Good
Citrus Glen	79.15%	Fair
De Anza Academy (DATA)	68.95%	Poor
Early Intervention	With ATLAS	
El Camino HS	90.19%	Good
Elmhurst	95.39%	Good
E.P. Foster	96.58%	Good
Foothill Tech HS	92.83%	Good
Homestead School	96.43%	Good
Juanamaria	95.84%	Good
Junipero Serra	82.17%	Fair
Lemon Grove	83.53%	Fair
Lincoln	91.05%	Good
Loma Vista	81.99%	Fair
Montalvo	84.28%	Fair
Mound	82.97%	Fair
Pacific HS	81.50%	Fair
Pierpont	98.21%	Good
Poinsettia	80.24%	Fair
Portola	94.10%	Good
Sheridan Way	70.51%	Poor
Sunset	95.31%	Good
Ventura HS	67.08%	Poor
Will Rogers	78.26%	Fair
Average Rating:	**85.51%**	**Fair**

** 99.00% - 100.00% = Exemplary
90.00% - 98.99% = Good
75.00% - 89.99% = Fair
0.00% - 74.99% = Poor

FIT Form

GENERAL INFORMATION

The Facility Inspection Tool (FIT) has been developed by the Office of Public School Construction to determine if a school facility is in “good repair” as defined by Education Code (EC) Section 17002(d)(1) and to rate the facility pursuant to EC Section 17002(d)(2). The tool is designed to identify areas of a school site that are in need of repair based upon a visual inspection of the site. In addition, the EC specifies the tool should not be used to require capital enhancements beyond the standards to which the facility was designed and constructed.

Good repair is defined to mean that the facility is maintained in a manner that ensures that it is clean, safe, and functional. As part of the school accountability report card, school districts and county offices of education are required to make specified assessments of school conditions including the safety, cleanliness, and adequacy of school facilities and needed maintenance to ensure good repair. In addition, beginning with the 2005/2006 fiscal year, school districts and county offices of education must certify that a facility inspection system has been established to ensure that each of its facilities is maintained in good repair in order to participate in the School Facility Program and the Deferred Maintenance Program. This tool is intended to assist school districts and county offices of education in that determination.

County superintendents are required to annually visit the schools in the county of his or her office as determined by EC Section 1240. Further, EC Section 1240(c)(2)(I), states the priority objective of the visits made shall be to determine the status of the condition of a facility that poses an emergency or urgent threat to the health or safety of pupils or staff as defined in district policy, or as defined by EC Section 17592.72(c) and the accuracy of data reported on the school accountability report card with the respect to the safety, cleanliness, and adequacy of school facilities, including good repair as required by EC Sections 17014, 17032.5, 17070.75, and 17089. This tool is also intended to assist county offices of education in performing these functions.

The EC also allows individual entities to adopt a local evaluation instrument to be used in lieu of the FIT provided the local instrument meets the criteria specified in EC Section 17002(d) and as implemented in the FIT. Any evaluation instrument adopted by the local educational agency for purpose of determining whether a school facility is maintained in good repair may include any number of additional items but must minimally include the criteria and rating scheme contained in the FIT.

USER INSTRUCTIONS

The FIT is comprised of three parts as follows:

Part I, Good Repair Standard outlines the school facility systems and components, as specified in EC Section 17002(d)(1), that should be considered in the inspection of a school facility to ensure it is maintained in a manner that assures it is clean, safe and functional. Each of the 15 sections in the Good Repair Standard provides a description of a minimum standard of good repair for various school facility categories. Each section also provides examples of clean, safe and functional conditions. The list of examples is not exhaustive. If an evaluator notes a condition that is not mentioned in the examples but constitutes a deficiency, the evaluator can note such deficiency in the applicable category as “other.”

Some of the conditions cited in the Good Repair Standard represent items that are critical to the health and safety of pupils and staff. Any deficiencies in these items require immediate attention and, if left unmitigated, could cause severe and immediate injury, illness or death of the occupants. They constitute extreme deficiencies and indicate that the particular building system evaluated failed to meet the standard of good repair at that school site. These critical conditions are identified with underlined text followed by an (X) on the Good Repair Standard. If the underlined statement is not true, then there is an extreme deficiency (to be marked as an “X” on the Evaluation Detail) resulting in a “poor” rating for the applicable category. It is important to note that the list of extreme deficiencies noted in the Good Repair Standard is not exhaustive. Any other deficiency not included in the criteria but meeting the definition above can be noted by the evaluator and generate a poor rating.

Part II, Evaluation Detail is a site inspection template to be used to evaluate the areas of a school on a category by category basis. The design of the inspection template allows for the determination of the scope of conditions across campus. In evaluating each area or space, the user should review each of the 15 categories identified in the Good Repair Standard and make a determination of whether a particular area is in good repair. Once the determination is made, it should be recorded on the Evaluation Detail, as follows:

OK	**No Deficiency - Good Repair:** Mark "OK" if all statements in the Good Repair Standard are true, and there is no indication of a deficiency in the specific category.
D	**Deficiency:** Mark “D” if one or more statement(s) in the Good Repair Standard for the specific category is not true, or if there is other clear evidence of the need for repair.
X	**Extreme Deficiency**: Indicate “X” if the area has a deficiency that is considered an “Extreme Deficiency” in the Good Repair Standard or there is a condition that qualifies as an extreme deficiency but is not noted in the Good Repair Standard.
NA	**Not Applicable:** If the Good Repair Standard category (building system or component) does not exist in the area evaluated, mark “NA”.

Below are suggested methods for evaluating various systems and areas:

- **Gas** and **Sewer** are major building systems that may span the entire school campus but may not be evident as applicable building systems in each classroom or common areas. However, because a deficiency in either of these systems could become evident and present a health and safety threat anywhere on campus, the user should not mark "NA" and should instead include an evaluation of these systems in each building space.
- **Roofs** can be easily evaluated for stand alone areas, such as portable classrooms. For permanent buildings containing several areas to be evaluated, roofs should be considered as parts of individual areas in order to accurately account for a scope of any roofing deficiency. For example, a 10 classroom building contains damaged gutters on one side of the building, spanning across five classrooms. Therefore, an evaluator should mark five classrooms as deficient in the roof category and the other five classrooms as in good repair, assuming there are no other visible deficiencies related to roofing.
- **Overall Cleanliness** is intended to be used to evaluate the cleanliness of each space. For example, a user should note a deficiency due to dirty surfaces in Overall Cleanliness, rather than **Interior Surfaces**. At the same time, the user should note such deficiency only in Overall Cleanliness in order to avoid accounting for such deficiency twice, i.e. in two sections.
- The tool is designed to evaluate stand-alone restrooms as separate areas. However, restrooms contained within other spaces, such as a kindergarten classroom or a library, can be evaluated as part of that area under Restrooms. If the area evaluated does not contain a restroom, Restrooms should be marked "NA."
- **Drinking fountains** can exist within individual classrooms or areas, right outside of classrooms or restrooms or other areas, or as stand alone fixtures on playgrounds and sports fields. If a drinking fountain or a set of fountains is located inside a building or immediately outside the area being evaluated, it should be included in the evaluation of that area under Drinking Fountains. If a fountain is located on the school grounds, it should be evaluated as part of that outside space. If there is no drinking fountain in the area evaluated, Drinking Fountains should be marked "NA."
- **Playgrounds/School Grounds**, should be evaluated as separate areas by dividing a campus into sections with defined borders. In this case, several sections of the good repair criteria would not apply to the evaluation, as they do not exist outside of physical building areas, such as **Structural Damage** and **Fire Safety**, for example.

Part III includes the **Category Totals and Ranking**, the **Overall Rating**, and a section for **Comments and Rating Explanation**.

Once the inspector completes the site inspection, he or she must total the number of areas evaluated. The inspector must also count all of the spaces deemed in good repair, deficient, extremely deficient, or not applicable under each of the 15 sections. Next, the evaluator must determine the condition of each section by taking the ratio of the number of areas deemed in good repair to the number of areas being evaluated (after subtracting non-applicable spaces from the total number of areas evaluated). If any of the 15 sections received a rating of extreme deficiency, the ratio (i.e., the percentage of good repair) for that section and the category the section is in should default to zero. The total percent per category (A through H) is determined by the total of all percentages of systems in good repair divided by the number of sections in that category. For example, to determine the total percent for the Structural category, add the percentages for the Structural Damage and Roof sections and divide the result by two.

Next, the overall school site score is determined by computing the average percentage rating of the eight categories (i.e., the total of all percentages divided by eight). Finally, the rater should determine the overall School Rating by applying the Percentage Range in the table provided in Part III to the average percentage calculated and taking into consideration the Rating Description provided in the same table.

*Although the FIT is designed to evaluate each school site within a reasonable range of facility conditions, it is possible that an evaluator may identify critical facility conditions that result in an Overall School Rating that does not reflect the urgency and severity of those deficiencies and/or does not match the rating's Description in Part III. In such instances, the evaluator may reduce the resulting school score by one or more grade categories and describe the reasons for the reduction in the space provided for Comments and Rating Explanation.

When completing Part III of the FIT, the inspector should note the date and time of the inspection as well as weather conditions and any other pertinent inspection information in the specific areas provided and utilize the Comments and Rating Explanation Section if needed.
When completing Part III of the FIT, the school district should be provided the opportunity to provide comments and utilize the Comments and Rating Explanation Section if needed.

PART I: GOOD REPAIR STANDARD

(X): If underlined statement is not true, then this is an extreme deficiency (marked as an "X") on the Evaluation Detail resulting in a "poor" rating for the applicable category.

Gas Leaks
Gas systems and pipes appear safe, functional, and free of leaks. Examples include but are not limited to the following:

a. There is no odor that would indicate a gas leak. (X)
b. Gas pipes are not broken and appear to be in good working order. (X)
c. Other

Mechanical Systems
Heating, ventilation, and air conditioning systems (HVAC) as applicable are functional and unobstructed. Examples include but are not limited to the following:

a. The HVAC system is operable. (X)
b. The facilities are ventilated (via mechanical or natural ventilation).
c. The ventilation units are unobstructed and vents and grills are without evidence of excessive dirt or dust.
d. There appears to be an adequate air supply to all classrooms, work spaces, and facilities (i.e. no strong odor is present, air is not stuffy)
e. Interior temperatures appear to be maintained within normally accepted ranges.
f. The ventilation units are not generating any excessive noise or vibrations.
g. Other

Sewer
Sewer line stoppage is not evident. Examples include but are not limited to the following:

a. There are no obvious signs of flooding caused by sewer line back-up in the facilities or on the school grounds. (X)
b. The sanitary system controls odors as designed.
c. Other

Interior Surfaces (Floors, Ceilings, Walls, and Window Casings)
Interior surfaces appear to be clean, safe, and functional. Examples include but are not limited to the following:

a. Walls are free of hazards from tears and holes.
b. Flooring is free of hazards from torn carpeting, missing floor tiles, holes.
c. Ceiling is free of hazards from missing ceiling tiles and holes.
d. There is no evidence of water damage (e.g. no condensation, dampness, staining, warping, peeling, mineral deposits, etc.)
e. Other

Overall Cleanliness
School grounds, buildings, common areas, surfaces, and individual rooms appear to have been cleaned regularly. Examples include but are not limited to the following:
a. Restrooms, drinking fountains, and food preparation or serving areas appear to have been cleaned each day that school is in session.
b. An area should appear to be clean with minimal dirt, dust, or buildup. Floors and carpets should appear to have been swept or cleaned within the last week. Light fixtures and all bulbs are working properly. Facilities area adequately stocked and odor free. (OK)
c. An area marked as "Deficiency" would appear to not have been cleaned in the last two weeks and carpet may look dull, matted, or stained. Corners of the room may have a recognizable amount of dirt or grime buildup. Floors do not appear to have been swept or vacuumed in two weeks. Some light fixtures are dirty and fewer than five percent of the bulbs have burned out. Daily trash has not been taken out. (D)
d. An area marked as having an "Extreme Deficiency" would appear to be dirty, dingy, or scuffed with an evident buildup of dust, dirt, stains, or trash. Floors have not been swept or vacuumed in over two weeks. Light fixtures are dirty and more than five percent of the bulbs have burned out. There is trash overflow and the area being evaluated has a foul odor. (X)
e. Area(s) evaluated is free of unabated graffiti.
f. Other

Part IIb (Optional) - The Cleanliness Detail worksheet may be used to evaluate the Overall Cleanliness of each area. Based on Part IIb, use the following to complete Part IIa:
The district may choose how to report maintenance and custodial staff. The district may report staffing at the site or district level. Staffing may be based on assigned staff or represented as Full-Time Equivalent increments.
a. If 75.0 percent or more of the review is "Yes", the area should be rated clean (OK).
b. If 50 - 74.9 percent of the review is "Yes", the area should be rated "Deficient (D)".
c. If 49.9 percent or less of the review is "Yes", the area should be rated Extreme Deficiency (X)

1. Floors swept, vacuumed, and/or mopped. Free of spots stains, and build up.
2. Walls and Doors free of spots and grime.
3. Desk and Counters clean.
4. Furniture dusted and clean.
5. Baseboards and window sills dusted and clean.
6. Light fixtures clean.
7. Sink clean and drains working properly.
8. Trash cans are empty and clean. The ground is free of trash. Floors and furniture are free of gum and/or other food residue.
9. Windows are free from damage, clean, and in working condition.
10. Water fountains, including handles/buttons, are clean and in working condition.
11. Toilets and bathroom sinks are clean and in working condition.
12. Mirrors and Hand Dryers are clean, intact, and in working condition.
13. Bathroom supplies are stocked and in working condition.
14. Area is free of graffitti.
15. Landscaping - Maintained sufficiently to not hinder student and staff.

Pest/Vermin Infestation
Pest or vermin infestation are not evident. Examples include but are not limited to the following:
a. There is no evidence of a major pest or vermin infestation. (X)
b. There are no holes in the walls, floors, or ceilings.
c. Rodent droppings or insect skins are not evident.
d. Odor caused by a pest or vermin infestation is not evident.
e. There are no live rodents observed.
f. Other

Electrical (Interior and Exterior)
1. There is no evidence that any portion of the school has a power failure. *(X)*

2. Electrical systems, components, and equipment appear to be working properly.
a. There are no exposed electrical wires. Electrical equipment is properly covered and secured from pupil access. (X)
b. Outlets, access panels, switch plates, junction boxes and fixtures are properly covered and secured from pupil access.
c. Other

3. Lighting appears to be adequate and working properly, including exterior lights. Examples include but are not limited to the following:
a. Lighting appears to be adequate.
b. Lighting is not flickering.
c. There is no unusual hum or noise from the light fixtures.
d. Other

Restrooms
Restrooms in the vicinity of the area being evaluated appear to be accessible during school hours, clean, functional and in compliance with SB 892 (EC Section 35292.5) and AB 367 (EC Section 35292.6). The following are examples of compliance with SB 892 and AB 367:

a. Restrooms are maintained and cleaned regularly.
b. Restrooms are fully operational.
c. Restrooms are stocked with toilet paper, menstrual products, soap, and paper towels.
d. Restrooms are open during school hours.
e. Other

Sinks/Fountains (Inside and Outside)
Drinking fountains appear to be accessible and functioning as intended. Examples include but are not limited to the following:
a. Drinking fountains are accessible.
b. Water pressure is adequate.
c. A leak is not evident.
d. There is no moss, mold, or excessive staining on the fixtures.
e. The water is clear and without unusual taste or odor.
f. Other

Fire Safety
The fire equipment and emergency systems appear to be functioning properly. Examples include but are not limited to the following:
a. The fire sprinklers appear to be in working order (e.g., there are no missing or damaged sprinkler heads). (X)
b. Emergency alarms appear to be functional. (X)
c. Emergency exit signs function as designed, exits are unobstructed. (X)
d. Fire extinguishers are current and placed in all required areas.
e. Fire alarms pull stations are clearly visible.
f. Other

Hazardous Materials (Interior and Exterior)
There does not appear to be evidence of hazardous materials that may pose a threat to pupils or staff. Examples include but are not limited to the following:
a. Hazardous chemicals, chemical waste, and flammable materials are stored properly (e.g. locked and labeled properly). (X)
b. Paint is not peeling, chipping, or cracking.
c. There does not appear to be damaged tiles or other circumstances that may indicate asbestos exposure.
d. Surfaces (including floors, ceilings, walls, window casings, HVAC grills) appear to be free of mildew, mold odor and visible mold.
e. Other

Structural Damage
There does not appear to be structural damage that has created or could create hazardous or uninhabitable conditions. Examples include but are not limited to the following:

a. Severe cracks are not evident. (X)
b. Ceilings & floors are not sloping or sagging beyond their intended design. (X)
c. Posts, beams, supports for portable classrooms, ramps, and other structural building members appear to be intact, secure and functional as designed. (X)
d. There is no visible evidence of severe cracks, dry rot, mold, or damage that undermines the structural components. (X)
e. Other

When completing Part III of the FIT, the inspector should note the date and time of the

Roofs (observed from the ground, inside/outside the building)
Roof systems appear to be functioning properly. Examples include but are not limited to the following:
a. Roofs, gutters, roof drains, and down spouts are free of visible damage.
b. Roofs, gutters, roof drains, and down spouts are intact.
c. Other

Playground/School Grounds
The playground equipment and school grounds in the vicinity of the area being evaluated evaluated appear to be clean, safe, and functional. Examples include but are not limited to the following:
a. Significant cracks, trip hazards, holes and deterioration are not found.
b. Open “S” hooks, protruding bolt ends, and sharp points/edges are not found in the playground equipment.
c. Seating, tables, and equipment are functional and free of significant cracks.
d. There are no signs of drainage problems, such as flooded areas, eroded soil, water damage to asphalt, or clogged storm drain inlets.
e. Other

Windows/Doors/Gates/Fences (Interior and exterior)
Conditions that pose a safety and/or security risk are not evident. Examples include but are include but are not limited to the following:
a. There is no exposed broken glass accessible to pupils and staff. (X)
b. Exterior doors and gates are functioning and do not pose a security risk. (X)
c. Windows are intact and free of cracks.
d. Windows are functional and open, close, and lock as designed, unless there is a valid reason they should not function as designed.
e. Doors are intact.
f. Doors are functional and open, close, and lock as designed, unless there is a valid reason they should not function as designed.
g. Gates and fences appear to be functional.
h. Gates and fences are intact and free of holes and other conditions that could present a safety hazard to pupils, staff, or others.
i. Other

PART II: EVALUATION DETAIL Date of Inspection: _____ School Name: _____

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin Estimated SF	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom Estimated SF	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom Estimated SF	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom Estimated SF	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom Estimated SF	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom Estimated SF	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom Estimated SF	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Playfeilds	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Parking lot	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
COMMENTS:															

Marks: ✓= Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** =

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE:
School			NUMBER OF RESTROOMS ON SITE:
INSPECTOR'S NAME:	INSPECTOR'S TITLE:	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUMNE (CUBIC FEET):	TOTAL ENROLLMENT:	TIME OF INSPECTION: 10AM	
TOTAL ESTIMATED SITE SQUARE FOOTAGE / ACREAGE: sf / Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE:	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	9	9	9	8	9	9	9	7	9	9	9	9	9	2	9
	Number of "D"s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Number of N/As:	0	0	0	1	0	0	0	2	0	0	0	0	0	7	0
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Total Percent per Category (average of above)*		100.00%			100.00%	100.00%		100.00%	100.00%		100.00%		100.00%		100.00%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			GOOD	GOOD		GOOD	GOOD		GOOD		GOOD		GOOD	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

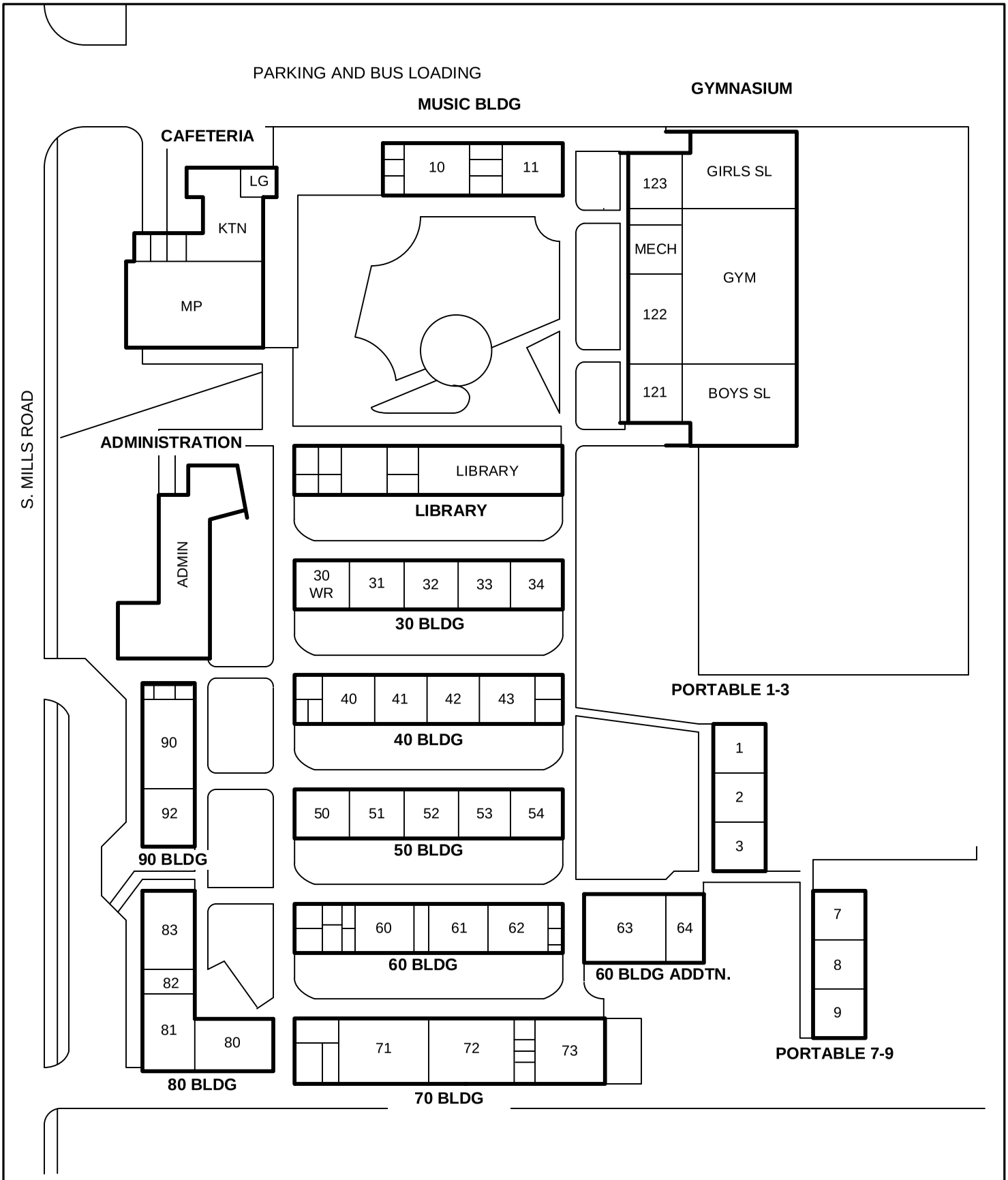
OVERALL RATING:	**DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE** →	100.00%	**SCHOOL RATING**** →	EXEMPLARY

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

Anacapa Middle School



ANACAPA MIDDLE SCHOOL

100 SOUTH MILLS ROAD

N

SCALE: 1" = 80' 0"

0 60' 0" 100' 0" 200' 0"

SITE ACREAGE: **18.8**

Revised 8/21/06

STATE OF CALIFORNIA
FACILITY INSPECTION TOOL(FIT)
SCHOOL FACILITY CONDITIONS EVALUATION
(REV 05/09)

STATE ALLOCATION BOARD
OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District / Ventura County Office of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 36
Anacapa Middle School		Grades 6-8	NUMBER OF RESTROOMS ON SITE: 23
INSPECTOR'S NAME:	INSPECTOR'S TITLE:	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUMNE (CUBIC FEET): 1,072,000	TOTAL ENROLLMENT: 817	TIME OF INSPECTION: 3PM	
TOTAL EST. SITE SQUARE FOOTAGE / ACREAGE: 827,000sf / 19Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 75,789	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	76	74	76	53	76	76	72	20	51	66	69	73	71	9	73
	Number of "D"s:	0	0	0	6	0	0	3	0	1	6	6	1	3	2	3
80	Number of "X"s:	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
	Number of N/As:	4	6	4	21	4	4	5	60	28	7	5	6	6	69	3
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	100.00%	100.00%	89.83%	100.00%	100.00%	96.00%	100.00%	98.08%	X	92.00%	98.65%	95.95%	81.82%	X
Total Percent per Category (average of above)*		100.00%			89.83%	100.00%		96.00%	99.04%		0.00%		97.30%		0.00%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			FAIR	GOOD		GOOD	GOOD		POOR		GOOD		POOR	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:

DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE →	72.77%	SCHOOL RATING** →	POOR

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 12/17/25 School Name: Anacapa Middle School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 5,331sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	✓	✓	✓	NA	✓
	COMMENTS:	1. Fire alarm system not functioning in the office. Screen is blank. Sytsem in trouble state.													
Health Office	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. GFCI outlet in the back restroom does not function.													
Admin Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	NA	D	✓	✓	NA	✓
	COMMENTS:	1. Excessive peeling paint at the fascia and West trellis.													
Multi Purpose 4,920sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. VCT Tiles is bubbling throughout. 2. Ceiling tiles falling throughout.													
Kitchen 1,590sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Cafeteria Boys RR 80sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Cafeteria Girls RR 84sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Cafeteria Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	NA	✓	✓	✓	✓	✓
	COMMENTS:	1. Stage exit stairs missing the contrasting stripe.													
Music Bldg Girls RR 144	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Music Building Boys RR 160	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Music Room 10 1,680sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Missing and falling ceiling tiles in Practice Room 3													
Music Room 11 1,260sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Water damaged ceiling tiles in the South West corner.													

PART II: EVALUATION DETAIL Date of Inspection: 12/17/25 School Name: Anacapa Middle School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Music Building Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	D	NA	✓
COMMENTS:	1. Roof rain gutters have weeds growing in them.														
Room 123 900sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	D
COMMENTS:	1. North exterior door is deteriorated.														
Gym North Hallway 240sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Gym South Hallway 240sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Main Gym 6,480sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles missing and falling. 2. Wood trim at the South East exit door is falling down.														
Boys Locker Room 3,600sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Girls Locker Room 3,600sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Room 121 1,080sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher is missing from the room.														
Room 122 1,440sf	✓	✓	✓	D	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	X
COMMENTS:	1. Ceiling tiles are falling. 2. North West exit door will not open. 3. Fire extinguisher is missing from the room.														
Gym Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	D	✓
COMMENTS:	1. Excessive peeling paint at the arcade ceilings. 2. Contrasting stripe missing from Room 121 exit stairs.														
Library/Media Center 3,060sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher by the West door is out of service date (6/21/24). 2. Emergency exit blocked by chairs.														
Library Building Girls RR 240sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 12/17/25 School Name: Anacapa Middle School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Library Building Boys RR 192sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Library Building Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	D	✓	✓	✓
COMMENTS:	1. Rotted wood at the East fascia by the arcade to the gym														
Room 30 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 31 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher is out of service date (6/21/24).														
Classroom 32 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 33 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 34 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 30 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Speech Room 39 204sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 40 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 41 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	D	NA	✓
COMMENTS:															
Classroom 42 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 12/17/25 School Name: Anacapa Middle School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 43 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 40 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint at the North and South fascia.														
Building 40 Girls RR 240sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint at the West wall.														
Building 40 Boys RR 176sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 50 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 51 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 52 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 53 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 54 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 50 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	✓	✓
COMMENTS:	1. Excessive peeling paint at the eaves above all rooms North side.														
Portable Room 1 960sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated														
Portable Room 2 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 12/17/25 School Name: Anacapa Middle School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Portable Room 3 960sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:															
Portable 1-3 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	D	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint at the North and South fascia.														
Portable Room 7 900sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated														
Portable Room 8 900sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher is missing from the room.														
Portable Room 9 900sf	✓	✓	✓	✓	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Three light fixtures do not function.														
Portable 7-9 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:	1. Excessive rust on the East roof beams.														
Classroom 60 1,080sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 61 1,080sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 62 1,260sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles at the East wall.														
Office 62A 128sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	D
COMMENTS:	1. Screws missing from the East door pull.														
Teachers Work Room 168sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 60 Girls RR 240sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	D
COMMENTS:	1. The door slams closed, closer does not function properly.														

PART II: EVALUATION DETAIL Date of Inspection: 12/17/25 School Name: Anacapa Middle School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building 60 Boys RR 192sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 60 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 63 1,200sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 64 1,200sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 63-64 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 71 2,240sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Woodshop 72 2,560sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 73 2,000sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 70 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 80 1,440sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 81 1,380sf	✓	✓	✓	✓	✓	✓	✓	NA	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. South West sink does not drain.														
Conference Room 82 540sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 12/17/25 School Name: Anacapa Middle School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 83 1,410sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The outlets by the sink are not GFCI Protected.														
Building 80 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 92 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 90 1,740sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 90 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	D	✓	✓	D	NA	✓
COMMENTS:	1. Excessive peeling paint at the arcade fascia. Roof rain gutters have weeds growing in them.														
Parking Lot/Front Lawns	✓	NA	NA	NA	NA	✓	✓	NA	NA	✓	✓	NA	NA	NA	✓
COMMENTS:															
Quad	✓	NA	✓	NA	✓	NA	NA	NA	NA	NA	NA	NA	NA	✓	✓
COMMENTS:															
Playfields	NA	NA	✓	NA	✓	✓	NA	NA	NA	NA	NA	NA	NA	D	✓
COMMENTS:	1. Large holes in the field North of Room 7.														
COMMENTS:															
COMMENTS:															

Marks: ✓ = Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable



Excessive peeling paint at Portable 1-3 South eaves



Excessive peeling paint at the eaves at Bldg 50



Ceiling tiles missing and falling in main gym



Excessive peeling paint at the arcades in various locations



Room 122 North West exit door will not open



Ceiling tiles falling out of T-bar ceiling in room 122



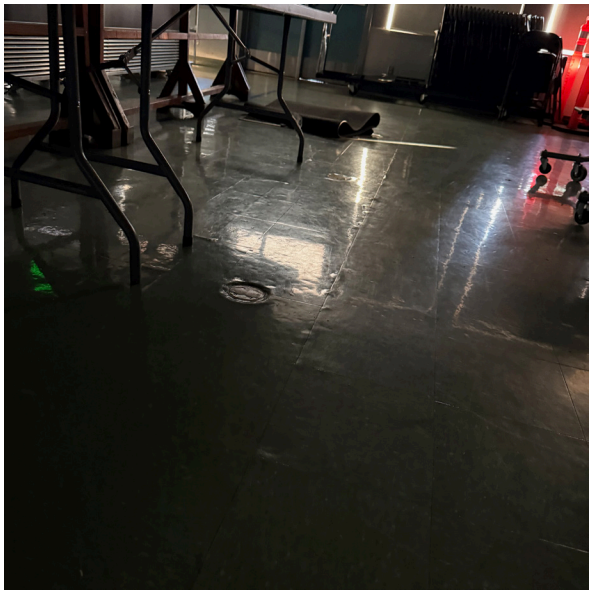
Fire alarm panel in office is blank, system in trouble state



Ceiling tiles falling in the MPR



Excessive rust at the portable 7-9 East roof eaves



VCT Floor tile is bubbling/buckling in the MPR



Excessive peeling paint at Building 4 North and South eaves



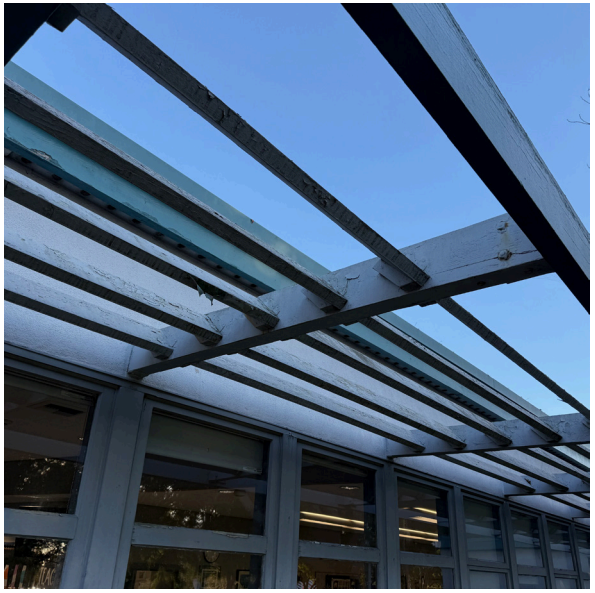
Hole in field by Room 7



GFCI does not function in the Health office back restroom



Three lights do not function in Room 9



Excessive peeling paint at the Admin fascia



Contrasting stripe is missing from stairs throughout the campus



Ceiling tiles missing and falling in Room 10 practice room 3



Water damaged ceiling tiles in Room 11



Library emergency exit blocked



Excessive peeling paint in the Building 40 Girls restroom



Screw is missing from the door pull in Room 62A



Weeds growing in rain gutters on the Admin, Music Buildings



Wood trim falling around the Gym South East exit door



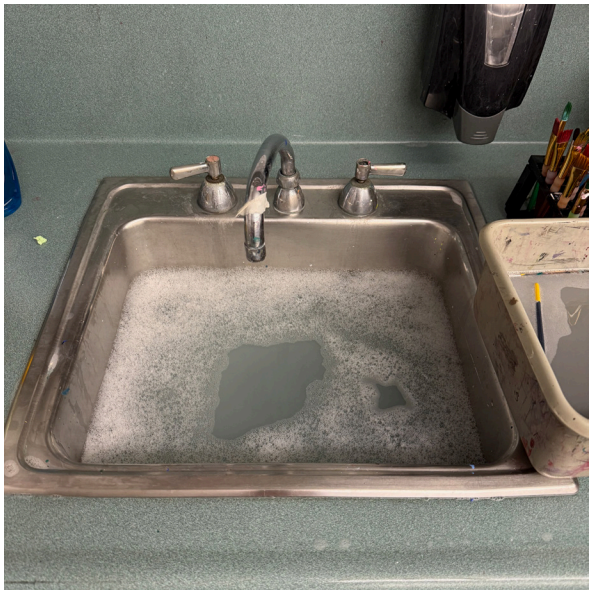
Fire extinguisher is missing from Room 121 and 122



Rotted wood fascia on Library building East side



Excessive peeling paint on Building 1-3 South fascia



South West sink does not drain in Room 81

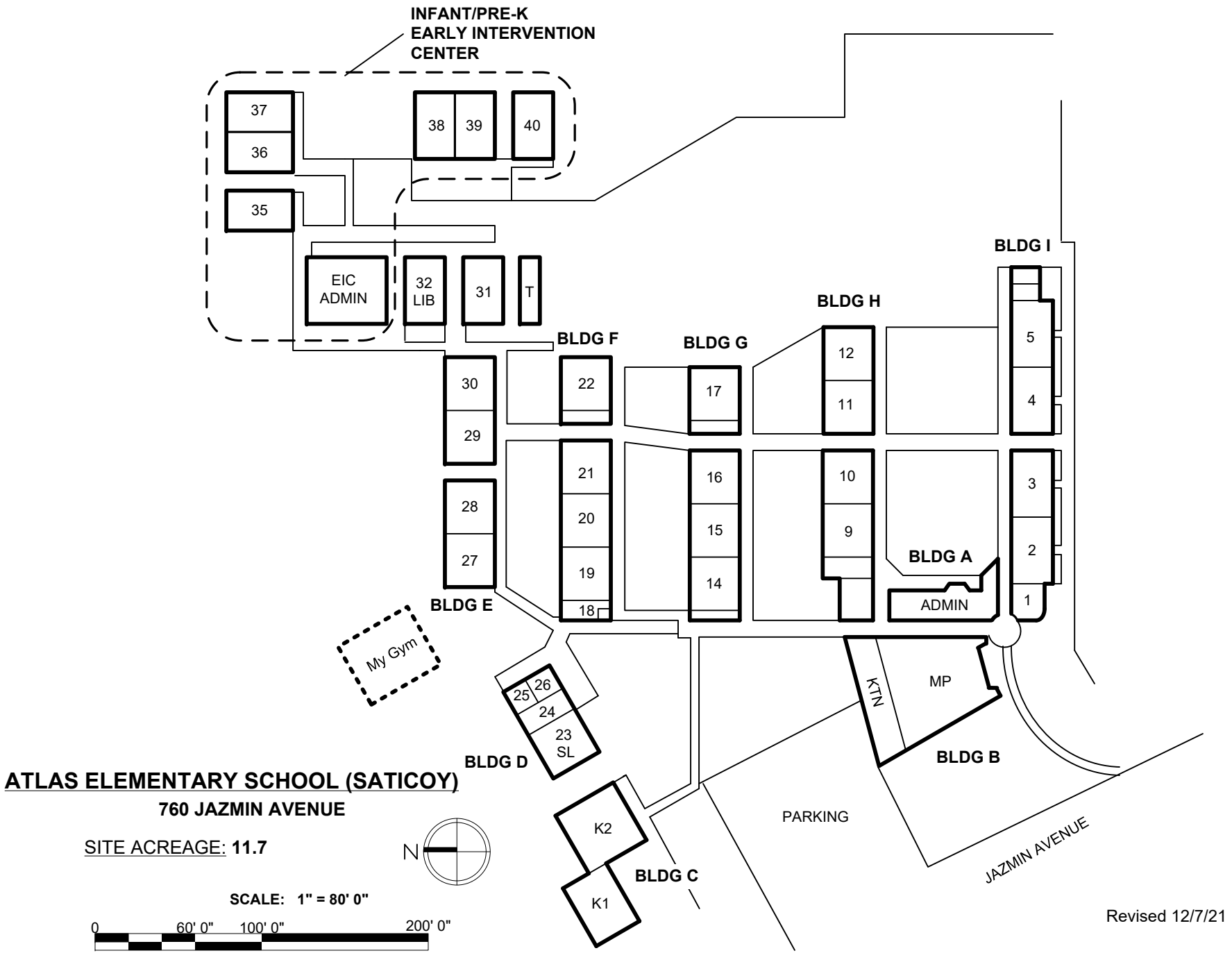


Outlet by the sink in Room 83 are not GFCI projected



Fire extinguisher is out of service date in Library, Room 31

ATLAS Elementary School (Saticoy)
&
Early Intervention Center (EIC)



ATLAS ELEMENTARY SCHOOL (SATICOY)

760 JAZMIN AVENUE

SITE ACREAGE: **11.7**

Revised 12/7/21

STATE OF CALIFORNIA

FACILITY INSPECTION TOOL(FIT)

SCHOOL FACILITY CONDITIONS EVALUATION

(REV 05/09)

STATE ALLOCATION BOARD

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District/Ventura County Office of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 37
Academy of Leadership and Technology at Saticoy Elementary		K-5	NUMBER OF RESTROOMS ON SITE: 17
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Insepctor #4775	None	
TOTAL ESTIMATED BUILDING VOLUME (CUBIC FEET): 474,715	TOTAL ENROLLMENT: 393	TIME OF INSPECTION: 4PM	
TOTAL EST. SITE SQUARE FOOTAGE / ACREAGE: 530,305sf / 12.17Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 42,655	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	78	78	78	44	78	78	73	17	53	50	73	72	73	25	72
	Number of "D"s:	0	0	0	9	0	0	5	0	2	28	5	6	5	3	6
78	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Number of N/As:	0	0	0	25	0	0	0	61	23	0	0	0	0	50	0
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	100.00%	100.00%	83.02%	100.00%	100.00%	93.59%	100.00%	96.36%	64.10%	93.59%	92.31%	93.59%	89.29%	92.31%
Total Percent per Category (average of above)*		100.00%			83.02%	100.00%		93.59%	98.18%		78.85%		92.95%		90.80%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			FAIR	GOOD		GOOD	GOOD		FAIR		GOOD		GOOD	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:

DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE →	92.17%	SCHOOL RATING** →	GOOD

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 12/04/25 School Name: Academy of Leadership and Technology at Saticoy Elementary

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 1,080sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher service tag has not been date punched and is not code compliant.														
Nurses Office	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Admin Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Cafeteria 3,720sf	✓	✓	✓	D	✓	✓	D	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles throughout the room. 2. Fire extinguisher service tag has not been date punched and is not code compliant. 3. Post staff only sign right side of stage. 4. Replace internet computer connection box cover.														
Kitchen 901sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher service tag has not been date punched and is not code compliant.														
Cafeteria Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	D	✓
COMMENTS:	1. Organize outside storage by bike rack.														
Classroom 1 280sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher service tag has not been date punched and is not code compliant.														
Classroom 2 1,025sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher service tag has not been date punched and is not code compliant.														
Classroom 3 1,025sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher service tag has not been date punched and is not code compliant.														
Classroom 4 1,025sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 5 1,025sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher service tag has not been date punched and is not code compliant.														
Building I Boy's RR 180sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 12/04/25 School Name: Academy of Leadership and Technology at Saticoy Elementary

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building I Girl's RR 162sf	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The right sink is cracked.														
Building I Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	D	✓	✓
COMMENTS:	1. Rain gutter downspout is missing at Room 4 North side.														
Upper Playground	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Lower Playground	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 9 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles are falling above the duct work and at the center of the room. 2.Fire extinguisher service tag has not been date punched and is not code compliant.														
Classroom 10 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	D
COMMENTS:	1. Both door does not close properly, closer needs adjustment. Must be forced open and closed. 2. Fire extinguisher service tag has not been date punched and is not code compliant.														
Classroom 11 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher service tag has not been date punched and is not code compliant. 2. Cabinet doors are missing in multiple locations.														
Classroom 12 Library 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Cracks far corner. 2. Carpet trip hazard.														
Building H Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	✓	✓
COMMENTS:	1. Excessive peeling paint on the South side above the windows.														
Classroom 14 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	D	D	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint at the North window sills. 2. Fire extinguisher service tag has not been date punched and is not code compliant.														
Classroom 15 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	D	D	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint at the North window sills. 2. Fire extinguisher service tag has not been date punched and is not code compliant.														
Classroom 16 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	D
COMMENTS:	1. Secure the door and label the staff only.														

PART II: EVALUATION DETAIL Date of Inspection: 12/04/25 School Name: Academy of Leadership and Technology at Saticoy Elementary

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building G Girl's RR 126sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building G Boy's RR 126sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint at multiple locations.														
Classroom 17 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint at the North window sills and East wall. 2. Fire extinguisher service tag has not been date punched and is not code compliant.														
Building G Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 22 960sf	✓	✓	✓	✓	✓	✓	✓	NA	D	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher service tag has not been date punched and is not code compliant. 2. Drinking fountain has low flow and needs to be adjusted to work properly.														
Building F Girl's RR 150sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building F Boy's RR 150sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 21 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 20 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher service tag has not been date punched and is not code compliant. 2. Secure or remove 2 storage containers														
Classroom 19 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 18 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher service tag has not been date punched and is not code compliant.														
Building F Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 12/04/25 School Name: Academy of Leadership and Technology at Saticoy Elementary

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom K1 1,120sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher service tag has not been date punched and is not code compliant.														
Classroom K2 1,600sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher service tag has not been date punched and is not code compliant.														
Building K Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	D	✓	✓	✓	✓	✓
COMMENTS:															
Kindergarten Playground	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	D	✓
COMMENTS:	1. Replace or add a panel beside the drinking fountain. Per Principal Winslow; the work order was entered and will be fixed. 2. Fill holes in dirt - tripping hazard.														
Teacher's Lounge 23 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher service tag has not been date punched and is not code compliant.														
Classroom 24 700sf	✓	✓	✓	D	✓	✓	✓	NA	NA	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher service tag has not been date punched and is not code compliant.														
Classroom 25 120sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 26 520sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Building 23-26 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	D	✓	✓	✓	✓
COMMENTS:	1. Excessive peeling paint on the North and South roof eaves.														
Classroom 27 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher service tag has not been date punched and is not code compliant.														
Building 27 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	D	D	✓	✓
COMMENTS:	1. Excessive rot at the building West foundation. 2. North roof rain gutter are rusted out.														
Classroom 28 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher service tag has not been date punched and is not code compliant.														

PART II: EVALUATION DETAIL Date of Inspection: 12/04/25 School Name: Academy of Leadership and Technology at Saticoy Elementary

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building 28 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	D	✓	✓
COMMENTS:	1. North and South roof rain gutters are rusted out.														
Classroom 29 960sf	✓	✓	✓	✓	✓	✓	D	✓	✓	D	✓	✓	✓	✓	✓
COMMENTS:	1. Wire mold end cap is missing on the East wall. 2. Fire extinguisher service tag has not been date punched and is not code compliant.														
Building 29 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	D	✓	✓
COMMENTS:	1. South roof rain gutter is rusted out.														
Classroom 30 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher service tag has not been date punched and is not code compliant.														
Building 30 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	D	D	✓	D
COMMENTS:	1. Excessive rust at the rain gutters on the South side. 2. South ramp surface is deteriorated and has holes in it. 3. ADA ramp is blocked by child gates that are not ADA compliant.														
Playground Boy's RR 140sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	D
COMMENTS:	1. Floor tile base missing in multiple areas. 2. ADA toilet stall partition wall is not secured to the floor.														
Playground Girl's RR 140sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Playground Restroom Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 31 960sf	✓	✓	✓	✓	✓	✓	D	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Electrical outlet cover plate on the North wall is broken. 2. Fire extinguisher service tag has not been date punched and is not code compliant.														
Building 31 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 32 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher service tag has not been date punched and is not code compliant.														
Building 32 Exterior	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	D	✓	NA	✓
COMMENTS:	1. Excessive rust at the ramp landing, holes in the landing.														

PART II: EVALUATION DETAIL Date of Inspection: 12/04/25 School Name: Academy of Leadership and Technology at Saticoy Elementary

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
EIC Office 33/34 1,920sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher service tag has not been date punched and is not code compliant South door. 2. Fire extinguisher by the North door does not have a service tag.														
EIC Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	D	✓	✓	✓
COMMENTS:	1. Excessive rot at the buildings South foundation. 2. Excessive rust at West eaves														
Classroom 35 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher service tag has not been date punched and is not code compliant.														
Building 35 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	D	✓	✓	D
COMMENTS:	1. Signs of foundation rot on the East and West side of the building. 2 Ramp Surface is deteriorated.														
Classroom 36 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 37 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Building 36/37 Exterior	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	D	✓	✓	✓
COMMENTS:	1. Signs of foundation rot on the building.														
EIC Playground	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 38 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged and missing ceiling tiles throughout the room.														
Classroom 39 960sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 38/39 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 40 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 12/04/25 School Name: Academy of Leadership and Technology at Saticoy Elementary

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building 40 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	D
COMMENTS:	1. Ramp surface deteriorated.														
Parking Lot	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Building H Girl's RR 220 SF	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Sink outlet is not GFCI protected.														
Building H Boy's RR 240 SF	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Sink GFCI does not function when tested.														
Field	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Field Outer	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	D	✓
COMMENTS:	1. Grade dirt, many trip hazards 2. Repair fence (back stop fencing) lower corner and upper corner of the field														

Marks: ✓ = Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable



Excessive peeling paint at Building 23/26 eaves



Excessive rust on the Room 32 ramp landing



EIC fire extinguisher is not tagged



Room 28, roof gutters are rusted



Excessive peeling paint on the window sills in rooms 14, 15, 17



Fire extinguisher tags not date punched in 28 rooms.



Low water flow at the drinking fountain in Room 22



Rain gutter missing by Room 4



Ceiling tiles falling in Room 9



Multiple cabinet doors missing in Room 11



Room 10 doors must be forced open and closed



Building I Girls restroom right sink is cracked



Wire mold end cap missing in Room 29 East wall



ADA ramo blocked by non compliant gates Room 30



Foundation rot at EIC Office building South side



Foundation rot at building 27 West side



Excessive rust showing at Rooms 23 -26 floor joists



Fall surface deteriorated in Kindergarten play area



Water damaged ceiling tiles in cafeteria and Rooms 35, 36 and 38



Building H Boys restroom GFCI plug does not function when tested



Building H Girls restroom outlet is not GFCI protected.



Deteriorated ramp surface at Rooms 30, 36, 37, 40

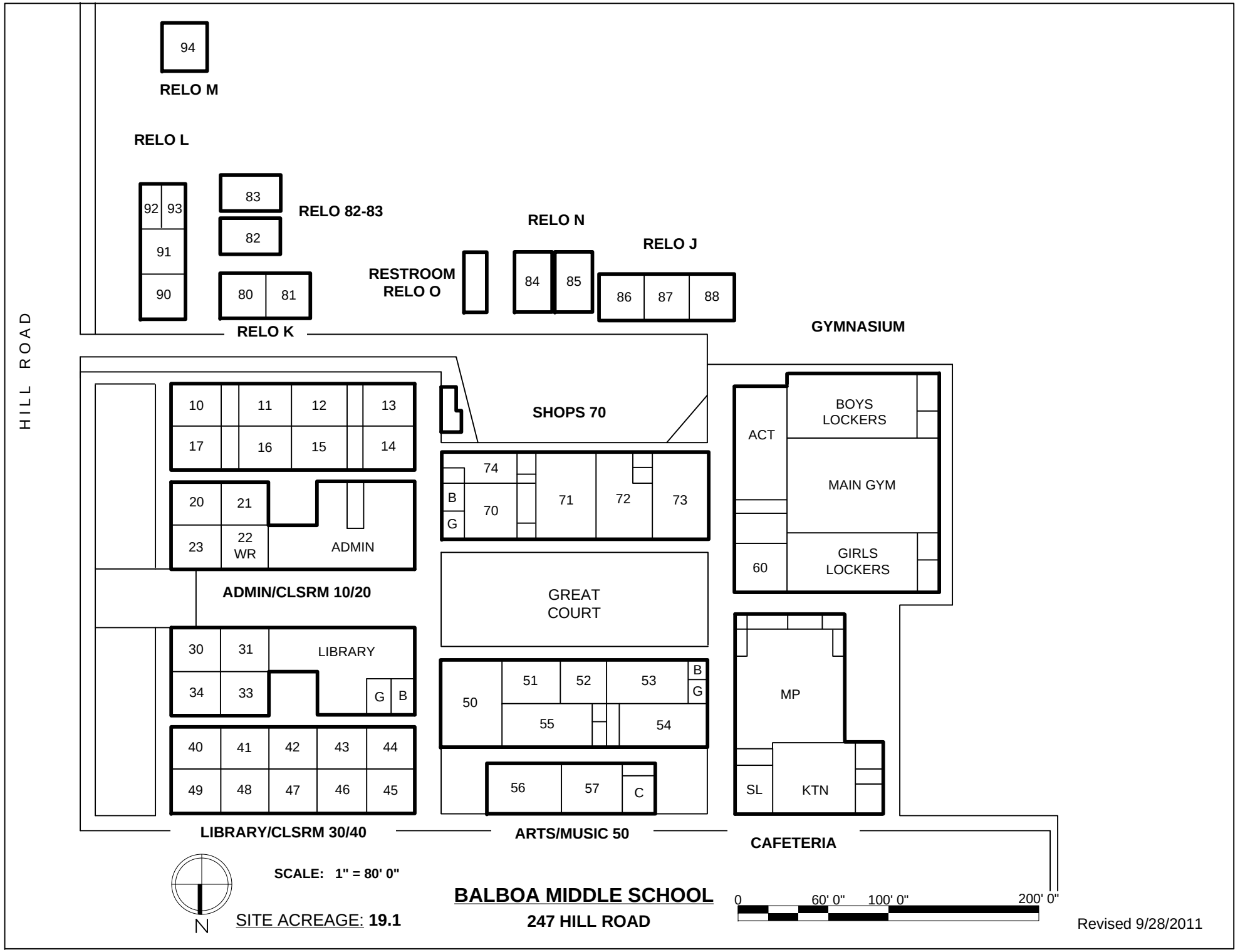


Toilet partition not secured to the floor in the Boys Playground restroom



Broken outlet cover plate on the North wall of Room 31

Balboa Middle School


94
RELO M
RELO L
92
93
91
90
83
82
80
81
RELO 82-83
RESTROOM
RELO O
RELO N
84
85
RELO J
86
87
88
HILL ROAD
RELO K
GYMNASIUM
10
11
12
13
17
16
15
14
SHOPS 70
74
B
G
70
71
72
73
ACT
BOYS
LOCKERS
MAIN GYM
20
21
23
22
WR
ADMIN
GIRLS
LOCKERS
60
ADMIN/CLSRM 10/20
GREAT
COURT
30
31
34
33
LIBRARY
G
B
50
51
52
53
B
G
55
54
MP
40
41
42
43
44
49
48
47
46
45
56
57
C
SL
KTN
LIBRARY/CLSRM 30/40
ARTS/MUSIC 50
CAFETERIA
N
SCALE: 1" = 80' 0"
SITE ACREAGE: 19.1
BALBOA MIDDLE SCHOOL
247 HILL ROAD
0
60' 0"
100' 0"
200' 0"
Revised 9/28/2011

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District/Ventura County Office of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 48
Balboa Middle School		Grades 6-8	NUMBER OF RESTROOMS ON SITE: 18
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUME (CUBIC FEET): 1,168,030	TOTAL ENROLLMENT: 845	TIME OF INSPECTION: 2PM	
TOTAL EST. SITE SQUARE FOOTAGE / ACREAGE: 822,249sf / 18.88Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 93,318	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	88	86	89	56	91	91	82	15	35	91	81	87	83	16	91
	Number of "D"s:	0	2	0	20	0	0	8	0	1	0	10	3	5	0	0
91	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
	Number of N/As:	3	3	2	15	0	0	1	76	55	0	0	0	3	75	0
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	97.73%	100.00%	73.68%	100.00%	100.00%	91.11%	100.00%	97.22%	100.00%	89.01%	X	94.32%	100.00%	100.00%
Total Percent per Category (average of above)*		99.24%			73.68%	100.00%		91.11%	98.61%		94.51%		0.00%		100.00%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			POOR	GOOD		GOOD	GOOD		GOOD		POOR		GOOD	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:

DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE →	82.14%	SCHOOL RATING** →	FAIR

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 09/08/25 School Name: Balboa Middle School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 5,376sf	✓	✓	✓	✓	✓	✓	D	NA	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Drinking fountain is out of order. 2. The GFCI in the Left student restroom did not function at time of testing.														
Classroom 10 1,008sf	✓	D	✓	✓	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. AC not working at time of inspection. 2. North wall electrical outlet missing cover plate. 3. North wall J-box cover plate broken.														
Classroom 11 1,008sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 12 896sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Laminate is peeling on the East countertop. 2. GFCI at the South wall sink did not function when tested.														
Classroom 13 896sf	✓	D	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. AC not working at time of inspection.														
Teacher Workroom 14 896sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 15 896sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 16 1,008sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The outlet by the teachers workroom sink is not GFCI protected.														
Classroom 17 1,008sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 20 896sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 21 896sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles in multiple locations.														
Counseling Room 22	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 09/08/25 School Name: Balboa Middle School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 23 896sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Admin Interior Corridor 1,620sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles at West wall.														
Admin Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	✓	✓
COMMENTS:	1. Excessive peeling paint on the underside of the canopies.														
Classroom 30 896sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 31 896sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged and falling ceiling tiles at North East corner.														
Classroom 33 896sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles.														
Classroom 34 896sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Library 3,648sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Library Girls RR 240sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Library Boys RR 240sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Library Corridor 954sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	D	✓	NA	✓
COMMENTS:	1. There is a wall panel loose and falling between room 40 and 41.														
Classroom 40 896sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 09/08/25 School Name: Balboa Middle School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 41 896sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles at South East corner.														
Classroom 42 896sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 43 896sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 44 896sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged and missing ceiling tiles at West wall.														
Classroom 45 896sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 46 896sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 47 896sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 48 896sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 49 896sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Library Building Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	✓	✓
COMMENTS:	1. Excessive peeling paint on the underside of the canopies.														
Classroom 50 1,760sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged and falling ceiling tiles at South East corner. 2. Cover base missing at the West wall.														
Classroom 51 1,232sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 09/08/25 School Name: Balboa Middle School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 52 1,008sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 53 1,232sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint at the West wall.														
Classroom 54 1,232sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 54A	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 55 1,344sf	✓	✓	✓	✓	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. GFCI outlet in the South West corner did not function when tested.														
Building 50 Girls RR 144sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles falling and dirty, may be growing mold.														
Building 50 Boys RR 144sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles missing.														
Classroom 56 1,728sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Light switch cover plate is missing from switch in Practice Room 56D.														
Classroom 57 1,216sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 50 Corridor 1,060sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 50 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	✓	✓
COMMENTS:	1. Excessive peeling paint on the underside of the canopies.														
Cafeteria 5,120sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 09/08/25 School Name: Balboa Middle School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Cafeteria Handicapped RR 360sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Kitchen 1,840sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Cafeteria Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	✓	✓
COMMENTS:	1. Excessive peeling paint on the underside of the canopies.														
Room 60 PE 1,248sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	D	✓	NA	✓
COMMENTS:	1. Excessive rust at North door next to the door jamb														
Girls Locker Room 3,384sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Boys Locker Room 3,384sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Main Gymnasium 5,984sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Activity Room 62 3,040sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Gymnasium Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	✓	✓
COMMENTS:	1. Excessive peeling paint on the underside of the canopies.														
Room 70 1,120sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Low voltage/TV connection box is falling off the wall.														
Room 71 Woodshop 4,104sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Room 72 896sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 09/08/25 School Name: Balboa Middle School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Room 73 896sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles in multiple locations.														
Room 74 1,120sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 70 Girls RR 240sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 70 Boys R240sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 70 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	✓	✓
COMMENTS:	1. Excessive peeling paint on the underside of the canopies.														
Classroom 80 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles in multiple locations														
Classroom 81 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles in multiple locations														
Relo K Exterior	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	D	✓	✓
COMMENTS:	1. Excessive rust on the south side facia.														
Classroom 82 960sf	✓	✓	NA	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 83 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Damaged VCT time throughout the room. 2. Cave base falling off the wall by the teachers desk. 3. Wall surface peeling on the North wall.														
Relo 82-83 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	D	✓	✓
COMMENTS:	1. Rain gutter is rusted out on the west side.														
Classroom 84 960sf	✓	✓	✓	✓	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. West wall electrical outlet is missing the cover plate.														

PART II: EVALUATION DETAIL Date of Inspection: 09/08/25 School Name: Balboa Middle School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 85 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Relo N Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	D	X	✓	✓	✓
	COMMENTS:	1. Excessive rust at North eaves of room 85. 2. Excessive peeling paint a the North Eaves.													
Classroom 86 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Water damaged ceiling tiles at the modular building joint line.													
Classroom 87 960sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 88 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Water damaged ceiling tiles in multiple locations.													
Relo J Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	D	D	D	✓	✓
	COMMENTS:	1. Gutter downspout is rusted or missing at rooms 86, 87 and 88 North side. 2. Excessive peeling paint at the North eaves. 3. Excessive rust damage at Room 86 downspout cover.													
Relocatable Girls RR 170sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Relocatable Boys RR 170sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Relocatable Restroom Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	D	✓	✓
	COMMENTS:	1. North rain gutter is rusted out.													
Classroom 90 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Water damaged ceiling tiles at the HVAC vent													
Classroom 91 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Water damaged ceiling tiles at East wall.													
Room 92 640sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														

PART II: EVALUATION DETAIL Date of Inspection: 09/08/25 School Name: Balboa Middle School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Room 93 48sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Relo L Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	D	✓	✓	✓	✓
COMMENTS:	1. Excessive peeling paint at the East and West eaves of room 91.														
Room 94 1,280sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles in the student restroom.														
Relo M Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	D	✓	✓
COMMENTS:	1. Excessive peeling paint at the West eaves. 2. Rain gutter are overflowing with pine needles.														
Front Yard / Parking Lot	NA	NA	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	NA	✓	✓
COMMENTS:															
Great Court	NA	NA	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	NA	✓	✓
COMMENTS:															
Playfields	NA	NA	NA	NA	✓	✓	NA	NA	NA	✓	✓	✓	NA	✓	✓
COMMENTS:															
COMMENTS:															
COMMENTS:															
COMMENTS:															

Marks: ✓ = Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable
Use additional sheets as necessary.



Water damaged ceiling tiles in 11, 21, 31, 33, 44, 50, 73, 81, 81, 90, 91, 94



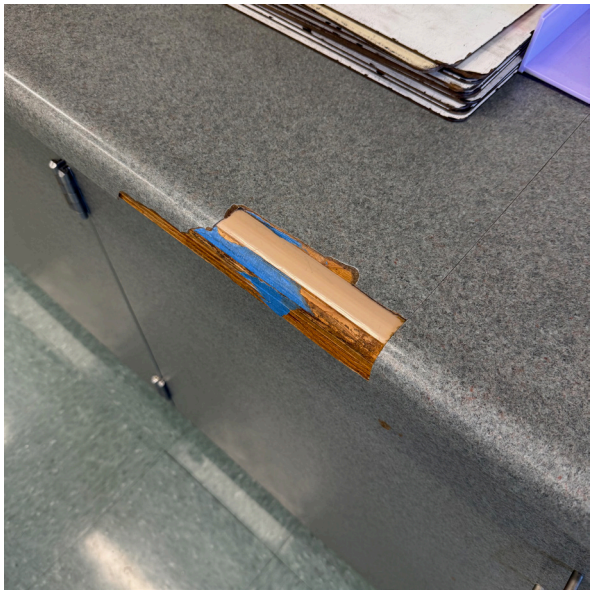
Admin drinking fountain is out of order



GFCI outlet in Room 12 South wall does not function when tested



Downspout rusted, leaking and missing at rooms 86, 87 and 88



Peeling counter top laminate in room 12



GFCI outlet in Room 55 South West corner does not function when tested



Room 94 rain gutters need to be cleaned out



AC not working in Room 10 and 13



Low voltage TV box falling off the wall in Room 70



Rusted gutters at Room 83 West elevation



Excessive peeling paint at Room 91 West eaves



Excessive rust at Room 85 North and South roof beams



Excessive peeling paint and the canopies throughout the campus



Loose wall panel between room 40 and 41



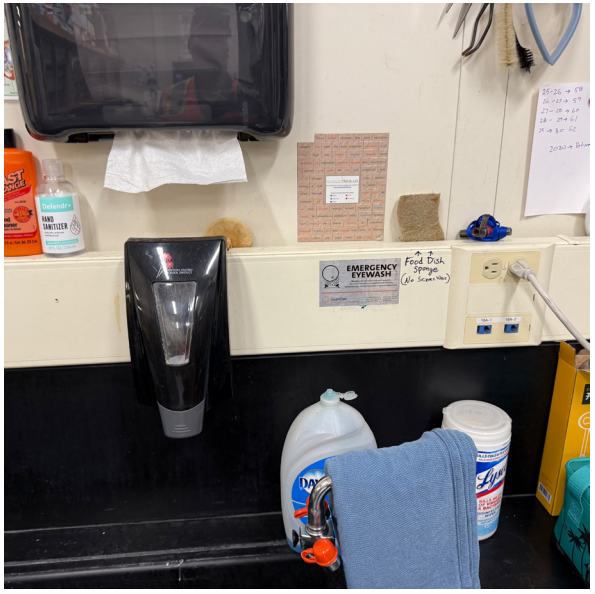
Cave base missing from the West wall in room 50



Room 10 outlet on North wall missing cover plate



Room 10 broken cover plate



Room 16 Teacher workroom outlet by sink is not GFCI protected



Wall surface peeling in Room 83 North wall



Cove base falling off the wall in Room 83 by teachers desk



Excessive rust at the North door jamb in Room 60



Room 53 Excessive peeling paint on the West wall



Dirty ceiling tiles in Building 50 Girls restroom (possible mold)

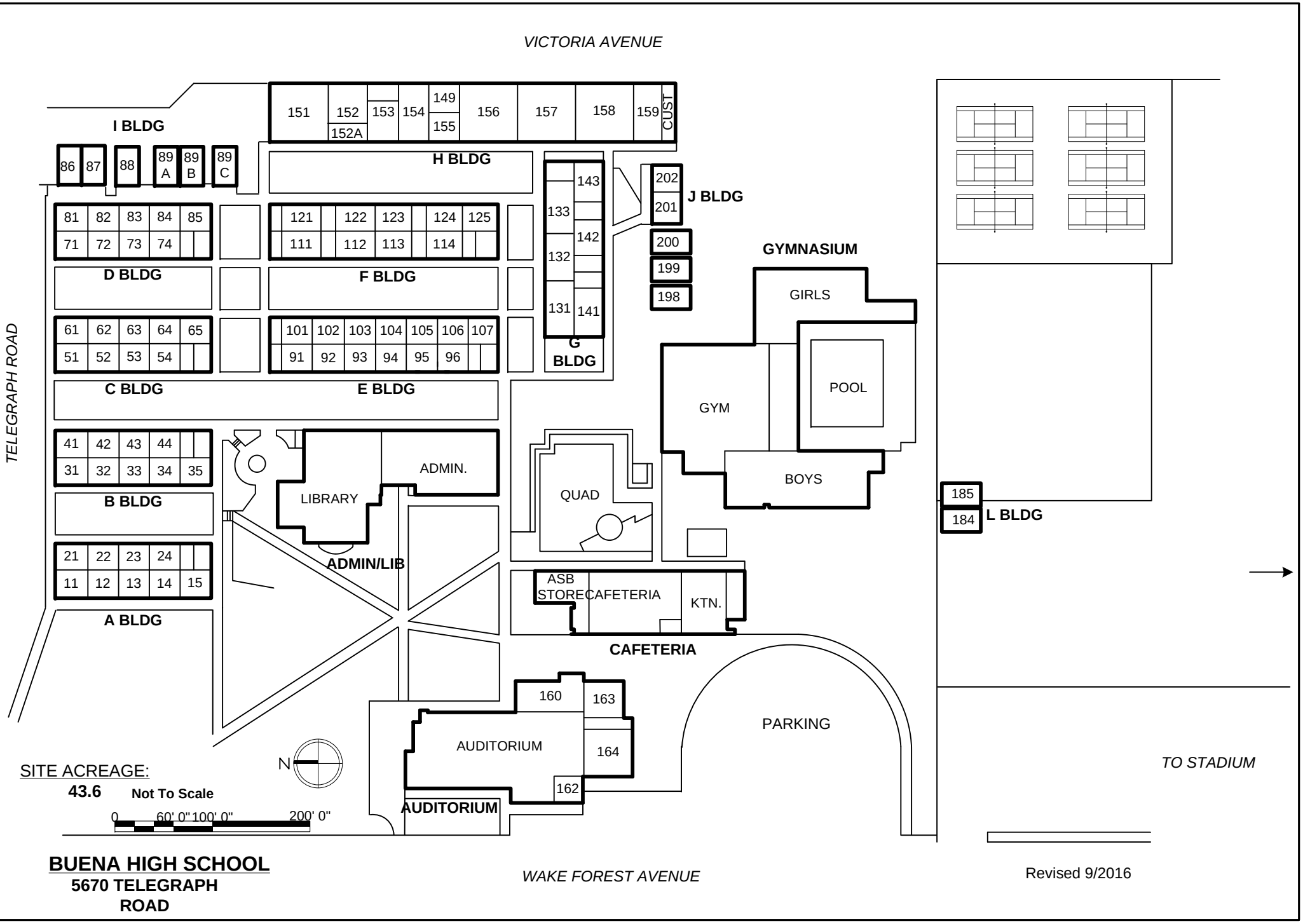


Missing ceiling tile in the Building 50 Boys Restroom



Outlet missing cover plate in Room 84
West wall

Buena High School


VICTORIA AVENUE
TELEGRAPH ROAD
I BLDG
151
152
152A
153
154
149
155
156
157
158
159
CUST
H BLDG
86
87
88
89 A
89 B
89 C
81 82 83 84 85
71 72 73 74
D BLDG
121 122 123 124 125
111 112 113 114
F BLDG
143
133
142
132
131
141
G BLDG
202
201
J BLDG
200
199
198
GYMNASIUM
GIRLS
POOL
GYM
BOYS
61 62 63 64 65
51 52 53 54
C BLDG
101 102 103 104 105 106 107
91 92 93 94 95 96
E BLDG
41 42 43 44
31 32 33 34 35
B BLDG
LIBRARY
ADMIN.
ADMIN/LIB
QUAD
21 22 23 24
11 12 13 14 15
A BLDG
ASB
STORE
CAFETERIA
KTN.
CAFETERIA
185
184
L BLDG
160
163
164
162
AUDITORIUM
AUDITORIUM
PARKING
N
SITE ACREAGE:
43.6
Not To Scale
0
60' 0"
100' 0"
200' 0"
TO STADIUM
BUENA HIGH SCHOOL
5670 TELEGRAPH ROAD
WAKE FOREST AVENUE
Revised 9/2016
PARKING

STATE OF CALIFORNIA

FACILITY INSPECTION TOOL(FIT)

SCHOOL FACILITY CONDITIONS EVALUATION

(REV 05/09)

STATE ALLOCATION BOARD

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District/Ventura County Office of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 87
Buena High School		grades 9-12	NUMBER OF RESTROOMS ON SITE: 28
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUMNE (CUBIC FEET): 2,303,831	TOTAL ENROLLMENT: 1,585	TIME OF INSPECTION: 1PM	
TOTAL EST. SITE SQUARE FOOTAGE/ACREAGE: 1.9Million sf / 43.59Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 174,913	WEATHER CONDITION AT TIME OF INSPECTION: Rain	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	142	139	142	89	142	142	130	16	81	139	135	135	141	16	136
	Number of "D"s:	0	3	0	35	0	0	12	3	7	3	7	3	1	3	6
144	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0
	Number of N/As:	2	2	2	20	2	2	2	125	56	2	2	2	2	125	2
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	97.89%	100.00%	71.77%	100.00%	100.00%	91.55%	84.21%	92.05%	97.89%	95.07%	X	99.30%	84.21%	95.77%
Total Percent per Category (average of above)*		99.30%			71.77%	100.00%		91.55%	88.13%		96.48%		0.00%		89.99%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			POOR	GOOD		GOOD	FAIR		GOOD		POOR		FAIR	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	**DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE** →	79.65%	**SCHOOL RATING**** →	FAIR

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 09/18/25 School Name: Buena High School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 9,390sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Men's restroom counter top is deteriorated.														
Health Office	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Library 10,488sf	✓	✓	✓	D	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	D
COMMENTS:	1. Fire extinguisher in the Conference room is out of service date 97/23/20). 2. Ceiling tiles damaged and falling. 3. Reference room East door rubs on the carpet and is hard to open. 4. Carpet is excessively stained throughout.														
Admin Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 11 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 12 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 13 880sf	✓	✓	✓	D	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Wiremold end cap is missing by the West wall. 2. Water Damaged ceiling tiles at the center of room. 3. Damaged VCT tile in multiple locations														
Classroom 14 880sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Wall finish is damaged in the South East corner														
Classroom 15 880sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The wall paneling next to the door is deteriorated and termite damaged.														
Classroom 21 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 22 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 23 880sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Damaged VCT in multiple locations														

PART II: EVALUATION DETAIL Date of Inspection: 09/18/25 School Name: Buena High School

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Classroom 24 880sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. East wall paneling is peeling and deteriorated.														
Building A Boys RR 280sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building A Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 31 880sf	✓	✓	✓	✓	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Outlet cover plate is broken in the wire mold on the South wall, the plug is pulling out of the wire mold.														
Classroom 32 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 33 880sf	✓	✓	✓	✓	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Outlet broken/did not function in the wire mold on the East wall.														
Classroom 34 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 35 880sf	✓	✓	✓	✓	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Wiremold end cap is missing by the South wall. 2. Light lens missing above the teachers desk.														
Classroom 41 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 42 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 43 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 44 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 09/18/25 School Name: Buena High School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building B Girls RR 280sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building B Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 51 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 52 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 53 880sf	✓	D	✓	D	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Drywall surface damaged at the South East corner. 2. Fire extinguisher is out of service date (6/18/24) 3. The outlet in the wire mold is falling out. 4. The thermostat is not secured correctly to the wall.														
Classroom 54 880sf	✓	✓	✓	✓	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The wire mold on the South wall is damaged and caving in.														
Speech Room 55 330sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 61 880sf	✓	✓	✓	✓	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	D
COMMENTS:	1. Cracked window in the North most window section, film installed. 2. The wire mold on the North wall is damaged and caving in.														
Classroom 62 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 63 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 64 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 65 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															

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Building C Boys RR 280sf	✓	✓	✓	D	✓	✓	✓	D	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Center toilet is clogged. 2. Hole in the wall behind the toilet in the ADA stall missing a cover plate.														
Building C Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 71 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 72 960sf	✓	✓	✓	✓	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Low voltage cover plates missing on the wire mold on the East wall.														
Classroom 72A 480sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles falling at the North wall. 2. Excessive peeling paint at the South wall														
Classroom 73 480sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 74 840sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	D
COMMENTS:	1. Cracked window, film installed.														
Building D Girls RR 280sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 81 1,440sf	✓	✓	✓	✓	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Outlet cover plate is missing at the East wall wire mold. 2. Outlets are falling out of the wire mold.														
Classroom 82 480sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 83 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Damaged drywall on the underside of the HVAC soffit														
Classroom 84 840sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															

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Classroom 85 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tile at the center of the room. 2. Excessive peeling paint next to the door.														
Building D Exterior	✓	✓	✓	NA	✓	✓	✓	NA	D	✓	✓	✓	✓	✓	✓
COMMENTS:	1. West drinking fountain does not drain.														
Classroom 86 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 87 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 88 960sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated														
Classroom 89A 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles at the modular joint line. 2. Damaged VCT at the North East corner. 3. Wall surface peeling in multiple locations.														
Classroom 89B 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	X	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles at the modular joint line. 2. Floor slopes excessively from the center of the room to the outside walls.														
Classroom 89C 960sf	✓	✓	✓	D	✓	✓	✓	NA	D	✓	✓	X	✓	NA	✓
COMMENTS:	1. Drinking fountain does not function. 2. East side modular line trim is missing and exposed to the outside. 3. Floor slopes excessively from the center of the room to the outside walls.														
Building I Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	X	✓	✓	✓
COMMENTS:	1. Excessive rust at Room 89B roof East & West beams at the modular joint line, structural damage. 2. Foundation rot at 89 A, 89B 89C. 3. All rain gutters on the East side are rusted out.														
Classroom 91 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 92 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 93 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															

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Classroom 94 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 95 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 96 880sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Water damaged and falling ceiling tiles.													
Building E Girls RR 280sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 101 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 102 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 103 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 104 880sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 105 880sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	COMMENTS:	Used for storage, not evaluated													
Classroom 106 880sf	✓	D	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Ceiling tile falling at the East wall of the room. 2. The thermostat does not have power, HVAC does not function. 3. Drywall damaged on the underside of the HVAC soffit.													
Classroom 107 880sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Ceiling tiles water damaged and falling.													
Building E Exterior	✓	✓	✓	NA	✓	✓	✓	NA	D	✓	✓	✓	✓	✓	✓
	COMMENTS:	1. The west side drinking fountain does not drain.													

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Classroom 111 1,200sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 112 1,200sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 113 1,320sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tile falling at the smoke detector.														
Classroom 114 1,320sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building F Boys RR 280sf	✓	✓	✓	✓	✓	✓	✓	D	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Toilet paper holder is damaged at the ADA stall. 2. Left and right toilets is are of order, stall doors are padlocked.														
Classroom 121, 1,200sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 122 1,200sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tile falling at the smoke detector.														
Classroom 123 1,320sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1, Outlet cover plate is missing in the North wall wire mold.														
Classroom 124 1,200sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tile falling at the smoke detector.														
Classroom 125 1,080sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building F Exterior	✓	✓	✓	NA	✓	✓	✓	NA	D	✓	✓	✓	✓	✓	✓
COMMENTS:	1. West drinking fountain does not drain.														
Classroom 131, 1,440sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

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Classroom 132 1,440sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Ceiling tiles falling at the smoke detector													
Classroom 133 1,440sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	D
	COMMENTS:	1. The east exit door sticks and must be forced open.													
Classroom 141 1,950sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 142 1,680sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. VCT tile damaged and missing.													
Classroom 143 1,800sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Ceiling tile falling down next to the East smoke detector													
Classroom 149 900sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	D	✓	NA	✓
	COMMENTS:	1. The tall metal shelves are not secured to the walls and are not earthquake safe.													
Building G Exterior	✓	✓	✓	NA	✓	✓	✓	NA	D	✓	✓	✓	✓	✓	✓
	COMMENTS:	1. North side drinking fountain does not drain.													
Metal Shop 151 3,600sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
	COMMENTS:	1. West side fire extinguisher is out of service date. (6/18/24)													
Activity 152 2,400sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 153 1,800sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 154 1,440sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 155 900sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	D	✓	NA	✓
	COMMENTS:	1. The tall metal shelves are not secured to the walls and are not earthquake safe.													

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Woodshop 156 3,600sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Auto Tech 157 3,600sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	D
COMMENTS:	1. The exit door mortise is missing a screw.														
Auto Tech Office 157A	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Auto Tech 158 3,600sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 159 1,200sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building H Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	D	✓
COMMENTS:	1. Excessively damaged concrete walkway outside of room 157. 2. Excessive peeling paint on the East eaves.														
Classroom 198 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 199 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged and falling ceiling tiles.														
Classroom 200 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 201 900sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Wall surface is peeling in multiple locations on the North and South walls. 2. Water damaged ceiling tiles.														
Classroom 202 900sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building J Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	X	✓	✓	✓
COMMENTS:	1. Excessive rust on the South roof beams on rooms 198, 199, 200; and on the North modular line of room 199. 2. Excessive peeling paint on the rooms eaves on rooms 199 and 200.														

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Main Gym 11,440sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Gym Lobby 624sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles missing.														
Gym Lobby Girls RR 176sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Gym Lobby Boys RR 176sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Girls Locker Room 6,160sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Boys Locker Room 6,160sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Pool	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Weight Room 1,944sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tile falling.														
Wrestling room 1,944sf	✓	D	✓	D	✓	✓	✓	NA	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Ceiling tile falling. 2. Room heater does not function. 3. Excessive peeling paint at the East exit door jamb.														
Dance Room 171 980sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Gymnasium Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 184 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

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Wellness Center 185 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	D
COMMENTS:	1. Exit doors sticks and must be forced open.														
Building L Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	D	D	✓	✓
COMMENTS:	1. Roof gutter is rusted and growing weeds. 2. Room 185 ramp surface is deteriorated.														
Cafeteria Main Dining 6,586sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles missing in multiple locations.														
Cafeteria Girls RR 168sf	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The left sink does not drain.														
Cafeteria Boys RR 168sf	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The left urinal is out of order.														
Kitchen 1,150sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Student Center 1,728sf	✓	✓	✓	D	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Damaged wall paneling by the East door. 2. Fire extinguisher is out of service date. (6/18/24)														
Cafeteria Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	✓	✓
COMMENTS:	1. Excessive peeling paint at the North side of the student services room under the windows.														
Little Theater 160 2,112sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The fabric on multiple seat throughout are frayed and failing. 2. Damaged seat on the second row far right.														
Main Auditorium 10,080sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Damaged chair at the back right of the seating.														
Auditorium Lobby Girls RR 170sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Auditorium Lobby Boys RR 170sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 09/18/25 School Name: Buena High School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Auditorium Lobby 1,200sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Auditorium Music Corridor 1,024sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Multiple light fixtures do not function.														
Women's Dressing 290sf	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Broken light switch cover plate in the restroom.														
Men's Dressing 290sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Stagecraft 161 780sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 162 625sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Music 163 1,292sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles missing and falling.														
Music 164 2,100sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles are missing.														
Auditorium Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	D	✓
COMMENTS:	1. Excessive peeling paint at the North eaves and concrete columns. 2. The ADA ramp to the music corridor is deteriorated and surface is peeling and uneven. 3. Contrasting stripe is faded and missing from the West stairs.														
Parking Lots	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Quad	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	D	✓
COMMENTS:	1. Contrasting stripe is missing from all exterior stairs throughout campus.														
Playfields	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															



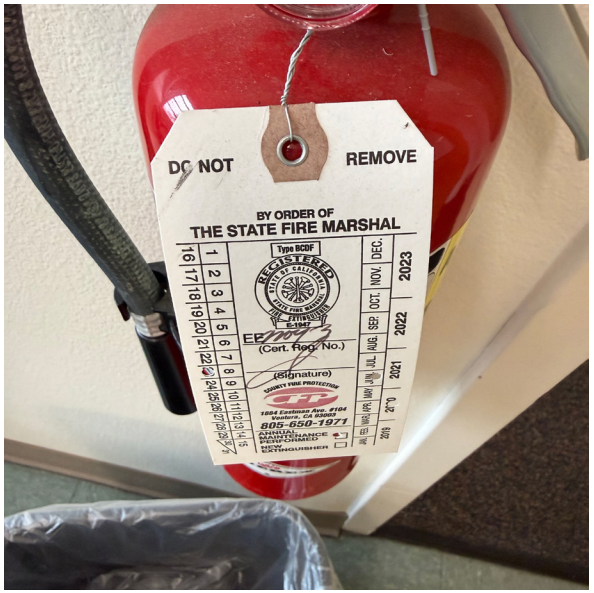
East wall paneling is peeling and deteriorate in room 24



Damaged chairs in the little theater



Deteriorated seat covering in the little theater



Fire extinguisher out of service date in 53, 151, Student Center, Library



Damaged chairs in the auditorium



Counter top damaged in the Admin Men's restroom



Damaged VCT tile in rooms 13, 23



Toilet paper dispenser is damaged in the ADA stall in Building F Boys restroom



Rooms 89C drinking fountain does not function



Ceiling tiles falling in rooms 95, 106, 107, 113, 122, 124, 132, 143



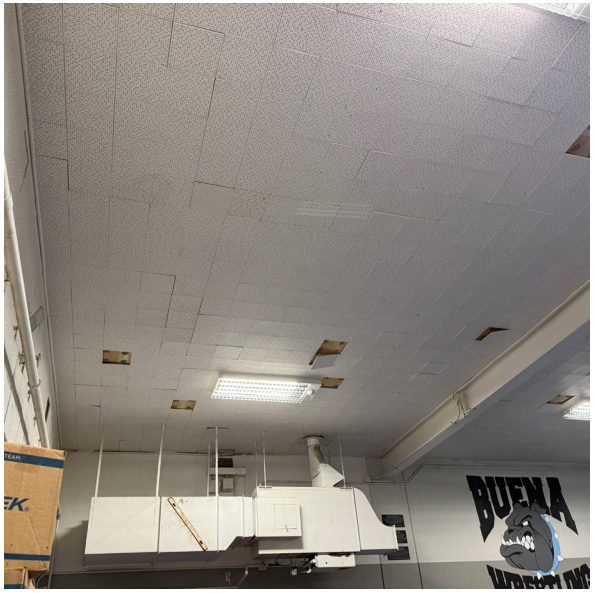
Water damaged ceiling tiles in rooms 13, 85



Ceiling tiles water damaged and falling in the library



VCT Flooring damaged in rooms 142



Ceiling tiles falling in weight room and wrestling room



Ceiling tiles missing in the gym lobby



Contrasting stripe missing from exterior stairs throughout campus



Light lens missing in room 35



Wall surface peeling on North and South walls in multiple locations in room 201



Outlet cover plate is missing in Room 123 North wall



Reference room East door rubs on the carpet and is hard to open



Outlet cover plate damaged in wire mold in room 31



Excessive staining on the carpet throughout the Library



Wire mold end cap missing in rooms 13, 35,



Love voltage cover plates missing in Room 72 East wall



Drywall damaged in room 14 South East Corner



Ceiling tiles falling in Room 72A North wall



Water damaged ceiling tiles in Room 89A at the modular line



Excessive rust at the South roof beams at rooms 198, 199 and 200



Cracked window in Rooms 61 and 74



Excessive rust at the roof beams at room 89B modular line



Building F Boys restroom left and right toilets are out of order.



Wrestling room heater does not function



Damaged wall Paneling in room 15



Floors excessively slope to outside walls in rooms 89B and 89C



Foundation rot on rooms 89A 89B 89C



Tall metal shelves are not secured to the walls in Room 149 and 155



Plugs pulling out if the wire mold in Rooms 31



Ceiling tiles missing in Music 163 & 164



Damaged wall paneling in the Student Services center







Rooms 184 and 185 roof gutters are growing weeds and rusted



Rooms 86 to 89 gutters are rusted



Holes in wall of ADA toilet in Bldg C Boys Restroom missing cover plate



Clogged center toilet in Bldg C Boys Restroom



Outlet cover plate missing and outlets pulling out in Room 81



No power to thermostat in Room 106



Thermostat not secured to wall properly in Room 53



Damaged wire mold in Rooms 54 and 61



Mortise lock is missing a screw at Room 157 West exit door



East door in Room 133 sticks and must be forced open



Damaged drywall at the HVAC soffit in Room 106



Drinking fountains throughout campus do not drain



Peeling wall surface in multiple location in Room 89A



Damaged VCT tile in Room 89A



Left urinal out of order in the Cafeteria Boys restroom



Left sink does not drain in the Cafeteria Girls restroom



Room 185 exit door sticks and must be forced open



Damaged drywall in Room 83 HVAC soffit



Excessively cracked concrete walkway outside Room 157



Excessive peeling paint on the Building H East eaves



ADA ramp to the music corridor is peeling and deteriorated, uneven surface



Broken light switch cover plate in the Girls dressing Restroom



Multiple lights out in the Music corridor



Excessive peeling paint on the Auditorium North Eaves



Excessive peeling paint on the Auditorium North columns



Excessive peeling paint on the Student Services North wall under the windows

Cabrillo Middle School



CABRILLO MIDDLE SCHOOL

1426 EAST SANTA CLARA STREET

SITE ACREAGE: **18.4**

SCALE: 1" = 100' 0"

0 60' 0" 100' 0" 200' 0"

N

Revised 1/26/2023

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District/Ventura County Office of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 37
Cabrillo Middle School		Grades 6-8	NUMBER OF RESTROOMS ON SITE: 15
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUME (CUBIC FEET): 1,288,275	TOTAL ENROLLMENT: 936	TIME OF INSPECTION: 2PM	
TOTAL EST. SITE SQUARE FOOTAGE / ACREAGE: 838,025sf / 19.24Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 91,706	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	84	78	84	62	83	84	82	14	51	75	84	84	83	11	78
	Number of "D"s:	0	1	0	7	1	0	2	1	0	9	0	0	1	3	6
87	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Number of N/As:	3	8	3	18	3	3	3	72	36	3	3	3	3	73	3
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	98.73%	100.00%	89.86%	98.81%	100.00%	97.62%	93.33%	100.00%	89.29%	100.00%	100.00%	98.81%	78.57%	92.86%
Total Percent per Category (average of above)*		99.58%			89.86%	99.41%		97.62%	96.67%		94.65%		99.41%		85.72%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			FAIR	GOOD		GOOD	GOOD		GOOD		GOOD		FAIR	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	**DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE** →	95.36%	**SCHOOL RATING**** →	GOOD

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

FACILITY INSPECTION TOOL
SCHOOL FACILITY CONDITIONS EVALUATION
(REV 05/09)

PART II: EVALUATION DETAIL Date of Inspection: 09/09/25 School Name: Cabrillo Middle School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 5,700sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Breakroom fie extinguisher is out of service date (6/26/24).														
Health Office	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Admin Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 1 1,360sf	✓	D	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Urinal is out of order. 2. AC is not working at time of inspection.														
Classroom 2 1,760sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 3 3,200sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 4 1,080sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 5 1,800sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 6 850sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Practice Room 7A 162sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Office 7 289sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 9 1,221sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															

FACILITY INSPECTION TOOL
SCHOOL FACILITY CONDITIONS EVALUATION
(REV 05/09)

PART II: EVALUATION DETAIL Date of Inspection: 09/09/25 School Name: Cabrillo Middle School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Shop/Music Corridor 1,112sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	D
COMMENTS:	1. Exit door to the roof cannot open fully, blocked by the new rain gutter. 2. Damaged VCT time @ Room 5. 3. Excessive paint peeling in multiple locations.														
Shop/Music Girls RR 150sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint at the windows														
Shop/Music Boys RR 136sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Shop/Music Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Woodshop Room 10 2,880sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher missing from the south side of the Room.														
Woodshop Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Exterior Amphitheatre	✓	NA	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	D	✓
COMMENTS:	1. Contrasting stripe missing/faded from the stairs.														
Cafeteria 4,600sf	✓	✓	✓	✓	D	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher by the kitchen door is out of service date. 2. Missing and falling ceiling tiles. 3. ADA stage lift is blocked by storage.														
Cafeteria Girls RR 126sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Cafeteria Boys RR 126sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Kitchen 1,440sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Cafeteria Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	D	✓
COMMENTS:	1. Contrasting stripe missing/faded from the stage stairs.														

FACILITY INSPECTION TOOL
SCHOOL FACILITY CONDITIONS EVALUATION
(REV 05/09)

PART II: EVALUATION DETAIL Date of Inspection: 09/09/25 School Name: Cabrillo Middle School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 20 1,080sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	D
	COMMENTS:	1. The south exit door sticks and must be forced open.													
Classroom 22 1,080sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 23 1,200sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 24A Speech 400sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 24 1,110sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Building 20 Girls RR 256sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Building 20 Boys RR 256sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Building 20 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:														
Classroom 30 1,080sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Counter top laminate is peeling.													
Classroom 31 1,080sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 32 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														
DHH Office Room 33 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														

FACILITY INSPECTION TOOL
SCHOOL FACILITY CONDITIONS EVALUATION
(REV 05/09)

PART II: EVALUATION DETAIL Date of Inspection: 09/09/25 School Name: Cabrillo Middle School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 34 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 35 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	D	✓	✓	✓	NA	✓
	COMMENTS:	1. Fire extinguisher is out of service date (6/26/24).													
Building 30 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	D	✓	✓
	COMMENTS:	1. Excessive rust at the north eaves @ rooms 34-35. 2. Excessive peeling paint at the Room 32 North eaves.													
Library 2,376sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Library Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:														
Wellness Center 40 720sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 41 2,088sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Building 40 Girls RR 285sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Building 40 Boys RR 285sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	COMMENTS:	Not in Service, Not evaluated													
Building 40 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	D
	COMMENTS:	1. Termite/rot damage at the North windows of room 41													
	COMMENTS:														
	COMMENTS:														

PART II: EVALUATION DETAIL Date of Inspection: 09/09/25 School Name: Cabrillo Middle School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
	COMMENTS:														
Classroom 51 1,196sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Ceiling tiles missing.													
Classroom 52 1,196sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 53 936sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	D	✓	✓	✓	NA	✓
	COMMENTS:	1. Fire extinguisher is out of service date (6/26/24).													
Classroom 54 884sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	D	✓	✓	✓	NA	✓
	COMMENTS:	1. Exit door is blocked.													
Classroom 55 1,040sf	✓	✓	✓	✓	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Electrical outlet cover plate is missing from the wire mold on the West wall.													
Classroom 56 936sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Wire mold end cap is missing from the East wall.													
50/60 1st Floor Corridor 1,689sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	D	✓	✓	✓	NA	✓
	COMMENTS:	1. Fire extinguisher is out of service date (6/26/24).													
Classroom 61 1,040sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 62 1,170sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 63 910sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 64 1,092sf	✓	✓	✓	✓	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Wire mold end cap is missing from the North East corner by the teacher's desk.													

PART II: EVALUATION DETAIL Date of Inspection: 09/09/25 School Name: Cabrillo Middle School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 65 988sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 66 936sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
50/60 2nd Floor Corridor 1,680sf	✓	✓	✓	D	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Top and bottom step contrasting stripe on the stairs is faded or missing. 2. Fire extinguisher is out of service date (6/26/24)														
Building 50/60 Girls RR 312sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Not in Service, Not evaluated														
Building 50/60 Boys RR 312sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Not in Service, Not evaluated														
Building 50/60 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	D	✓
COMMENTS:	1. Contrasting stripe is missing from exterior stairs.														
Classroom 70 936sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 72 936sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 73 936sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 75 936sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 76 936sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 77 936sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

FACILITY INSPECTION TOOL
SCHOOL FACILITY CONDITIONS EVALUATION
(REV 05/09)

PART II: EVALUATION DETAIL Date of Inspection: 09/09/25 School Name: Cabrillo Middle School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 78 936sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 79 936sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 70 Girls RR 162sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	D
COMMENTS:	1. Cracked and broken ceramic wall tile at the entrance. 2. The exit door lock is broken and will not open from the inside.														
Building 70 Boys RR 162sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	D
COMMENTS:	1. The exit door lock is broken and will not open from the inside.														
70 Interior Corridor 1,460sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 70 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Activity Room 101 1,440sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Room 102 840sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher is out of service date (6/26/24).														
Gym East Corridor 400sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Main Gym 6,840sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Walls tiles are falling in multiple locations.														
Weight Room 109 1,200sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Girls Locker Room 3,600sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

FACILITY INSPECTION TOOL
SCHOOL FACILITY CONDITIONS EVALUATION
(REV 05/09)

PART II: EVALUATION DETAIL Date of Inspection: 09/09/25 School Name: Cabrillo Middle School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Boys Locker Room 3,600sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Gym West Corridor 384sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	D
COMMENTS:	1. Exit sign above door is falling from its mount, hanging by wires.														
Gym Exterior	✓	NA	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Outdoor Basketball Courts	✓	NA	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Front Yard / Parking Lot	✓	NA	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Playfields	✓	NA	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
COMMENTS:															

Marks: ✓ = Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable
Use additional sheets as necessary.



Damaged wall tile in Building 70 Girls restroom



Excessive peeling paint at Rooms 33, 34 and 35 North eaves.



Excessive peeling paint in the music Girls restroom walls



Contrasting stripe faded and missing from stairs from cafeteria stage stairs



Rot and termite damage at room 41 North window sills



Excessive rust at roof eaves and fascia at room 34 & 35 North elevation



Wall tiles are falling on the main gym



Exit sign falling from mount in Gym West Corridor



Top and bottom step contrasting stripe missing from building 50/60 stairs



Room 1 urinal is out of order



Damaged VCT tiles in the Music Building Corridor



Counter top laminate is peeling in room 30



Room 20 South door sticks and must be forced open



Fire extinguisher is missing from Wood Shop



Ceiling tiles missing in Room 51



Ceiling tiles missing in the Cafeteria



Faded and missing contrasting stripe at the Amphitheater area



Rooms 66, 101, MPR, Admin and Stage fire extinguishers are out of service date



Boys and Girls restroom in Bldg 70 locks are broken



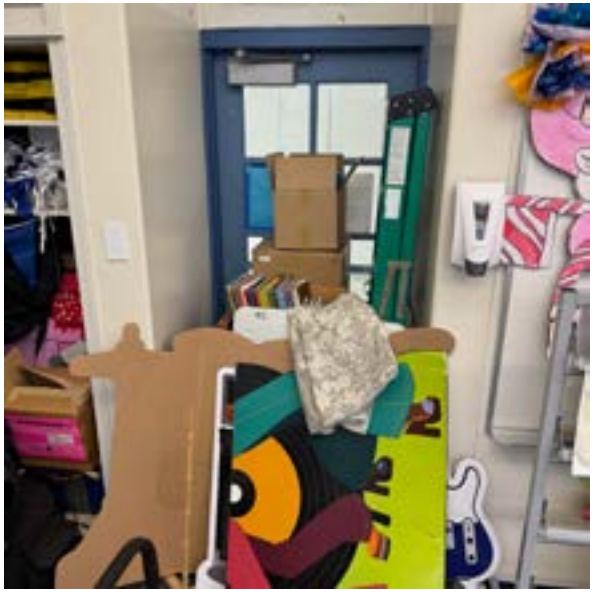
Building 50/60 contrasting strip missing from exterior steps



Electrical outlet cover plate is missing from the wire mold in Room 55

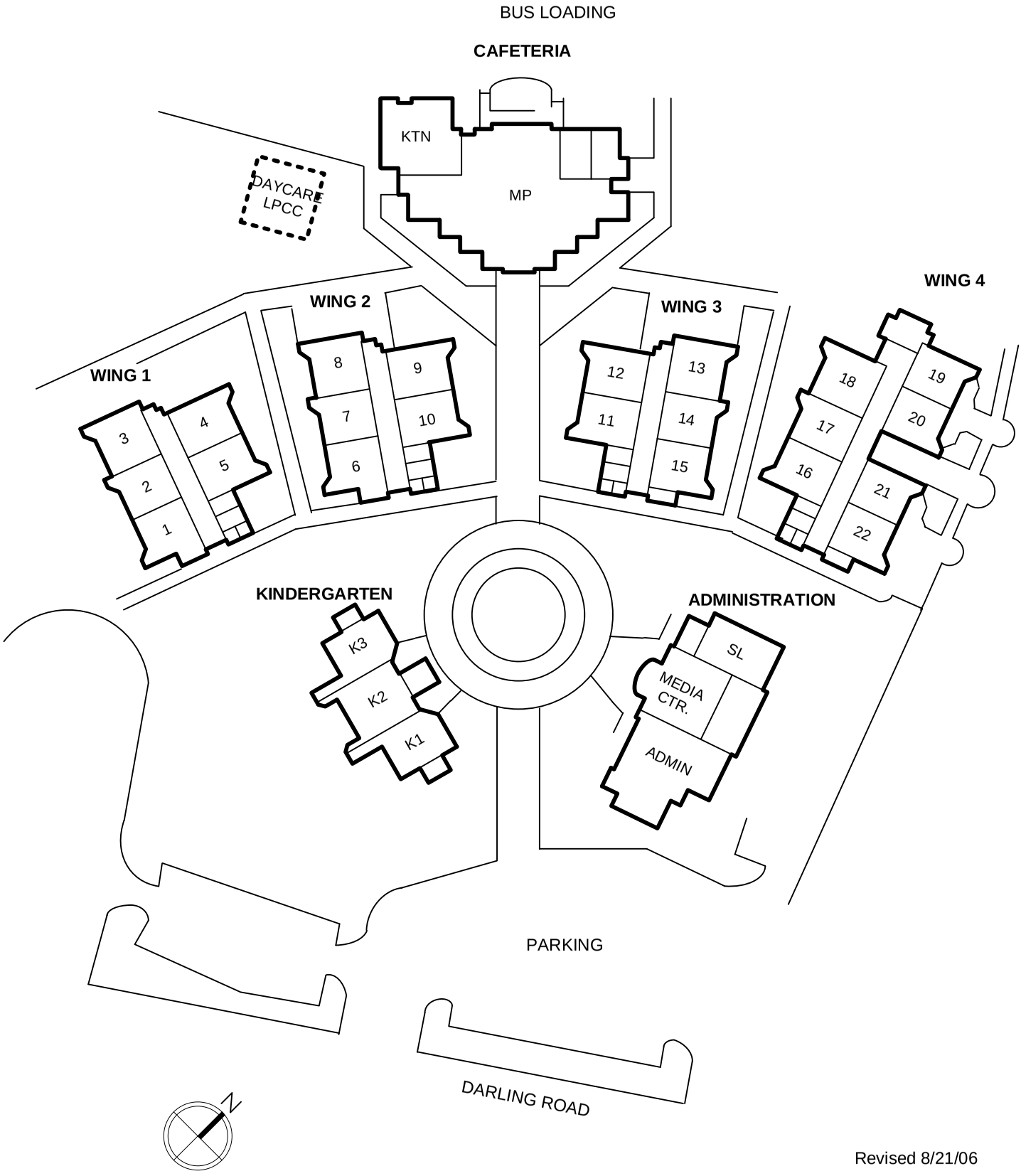


Wire mold end cap is missing from the NE corner of Rooms 56 and 63



Exit door blocked, Fire hazard

Citrus Glen Elementary School



Revised 8/21/06

CITRUS GLEN ELEMENTARY SCHOOL

9655 DARLING ROAD

SITE ACREAGE: **10.5**

SCALE: 1" = 80' 0"

0 60' 0" 100' 0" 200' 0"

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District/ Ventura County Office of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 25
Citrus Glen Elementary School		Grades K-5	NUMBER OF RESTROOMS ON SITE: 17
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUME (CUBIC FEET): 460,311	TOTAL ENROLLMENT: 480	TIME OF INSPECTION: 2PM	
TOTAL EST. SITE SQUARE FOOTAGE / ACREAGE: 446,095sf / 10.24Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 42,763	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	57	57	57	29	57	56	45	17	46	55	55	53	53	10	56
	Number of "D"s:	0	0	0	17	0	1	11	0	2	1	1	0	0	1	1
57	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0
	Number of N/As:	0	0	0	11	0	0	1	40	9	1	1	1	4	46	0
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	100.00%	100.00%	63.04%	100.00%	98.25%	80.36%	100.00%	95.83%	98.21%	98.21%	X	100.00%	90.91%	98.25%
Total Percent per Category (average of above)*		100.00%			63.04%	99.13%		80.36%	97.92%		98.21%		0.00%		94.58%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			POOR	GOOD		FAIR	GOOD		GOOD		POOR		GOOD	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	**DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE** →	79.15%	**SCHOOL RATING**** →	FAIR

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 12/04/25 School Name: Citrus Glen Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 2,500sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles in multiple locations throughout.														
Media Center 1,920sf	✓	✓	✓	✓	✓	✓	✓	NA	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Faucet not flowing sufficiently. 9/26 drinking fountain work order submitted.														
Speech/ Language 320sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Admin Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	D	✓	✓	✓	✓
COMMENTS:	1. Excessive peeling paint at the Teachers Lounge patio window frames														
Classroom K1 1,508sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tile falling at the north side of the room above cabinets.														
Classroom K2 1,427sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged and falling ceiling tiles in multiple locations.														
Classroom K3 1,508sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged and missing ceiling tiles by the North door.														
Kindergarten Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Kindergarten Play Area	✓	✓	✓	NA	✓	D	✓	NA	NA	NA	✓	✓	NA	D	✓
COMMENTS:	1. Fall surface is damaged in multiple locations. 2. Signs of gopher digging under fall surface.														
Wing 1 Boys RR 144sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Wing 1 Girls RR 144sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 1 975sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles in multiple locations.														

PART II: EVALUATION DETAIL Date of Inspection: 12/04/25 School Name: Citrus Glen Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 2 975sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Electrical outlet by the sink is not GFCi protected.													
Classroom 3 975sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Electrical outlet by the sink is not GFCi protected.													
Classroom 4 975sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Electrical outlet by the sink is not GFCi protected.													
Classroom 5 975sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Water damaged ceiling tiles by the HVAC grill. 2. Electrical outlet by the sink is not GFCi protected.													
Wing 1 Interior Corridor 1,104sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Wing 1 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	X	✓	✓	✓
	COMMENTS:	1. Excessive rust at arcade support post bases in multiple locations.													
Wing 2 Boys RR 144sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Wing 2 Girls RR 144sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 6 975sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Damaged and peeling counter top laminate. 2. Water Damaged ceiling tiles in multiple locations. 3. Electrical outlet by the sink is not GFCi protected.													
Classroom 7 975sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Ceiling tile missing. 2. Electrical outlet by the sink is not GFCi protected.													
Classroom 8 975sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Water damaged ceiling tiles in multiple locations throughout. 2. Electrical outlet by the sink is not GFCi protected.													
Classroom 9 975sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Electrical outlet by the sink is not GFCi protected.													

PART II: EVALUATION DETAIL Date of Inspection: 12/04/25 School Name: Citrus Glen Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 10 975sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Electrical outlet by the sink is not GFCi protected.														
Wing 2 Interior Corridor 1,104sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. West sink cabinet is broken.														
Wing 2 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	X	✓	✓	✓
COMMENTS:	1. Excessive rust at arcade support post bases in multiple locations.														
Cafeteria	✓	✓	✓	D	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged and missing ceiling tiles multiple locations. 2. Wall surface is peeling by kitchen entrance. Fire extinguisher by restrooms is out of service date.														
Cafeteria Boys Restroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Cafeteria Girls Restroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Cafeteria Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	X	✓	✓	✓
COMMENTS:	1. Excessive rust at arcade support post bases in multiple locations.														
Wing 3 Girls RR 144sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Wing 3 Boys RR 144sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 11 975sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles in multiple locations. 2. Electrical outlet by the sink is not GFCi protected.														
Classroom 12 975sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 12/04/25 School Name: Citrus Glen Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 13 975sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles in multiple locations.														
Classroom 14 975sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles in multiple locations. 2. Electrical outlet by the sink is not GFCi protected.														
Classroom 15 975sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	D
COMMENTS:	1. Water damaged ceiling tiles in multiple locations. 2. Electrical outlet by the sink is not GFCi protected. 3. Exterior door threshold is loose.														
Wing 3 Interior Corridor 1,104sf	✓	✓	✓	D	✓	✓	✓	NA	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Sink cabinet laminate is peeling. 2. North sink drinking fountain is loose.														
Wing 3 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Wing 4 North Girls RR 280sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Wing 4 North Boys RR 280sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Wing 4 South Girls RR 144sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Wing 4 South Boys RR144sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 16 975sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 17 975sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 18 975sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 12/04/25 School Name: Citrus Glen Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 19 975sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 20 975sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 21 975sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 22 975sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Counter top laminate is peeling.														
Wing 4 Interior Corridor 1,584sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Counter top laminate is peeling.														
Wing 4 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Front Yard/ Parking Lot	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	NA	✓	✓
COMMENTS:															
Quad Area	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	NA	✓	✓
COMMENTS:															
Playfields	✓	✓	✓	NA	✓	✓	NA	NA	NA	✓	NA	NA	NA	✓	✓
COMMENTS:															
COMMENTS:															

Marks: ✓ = Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable
Use additional sheets as necessary.



Missing ceiling tile in Room 7 and cafeteria



North Sink drinking fountain loose in Building 3 interior corridor



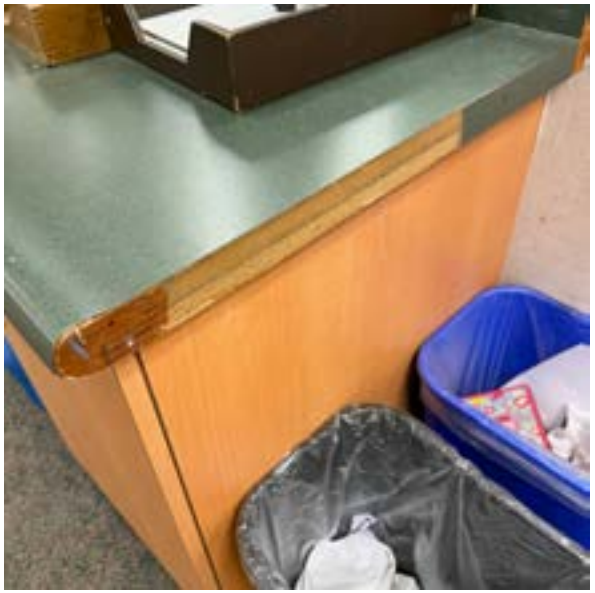
Broken sink cabinet in Wing 2 Corridor West sink



Water damaged ceiling tiles in rooms K2, K3, 3, 4, 5, 11, 14, 15



Counter top laminate peeling in Wing 3 and 4 interior corridor



Counter top laminate peeling in rooms 6, 22



Falling ceiling tiles in rooms K1, K2,



Electrical outlets by sinks in Rooms 2, 3, 5, 6, 7, 8, 9, 10, 11, 14, 15 are not GFCI



Fire extinguisher is out of service date in the cafeteria by the restrooms



Excessive peeling paint at teacher lounge patio window



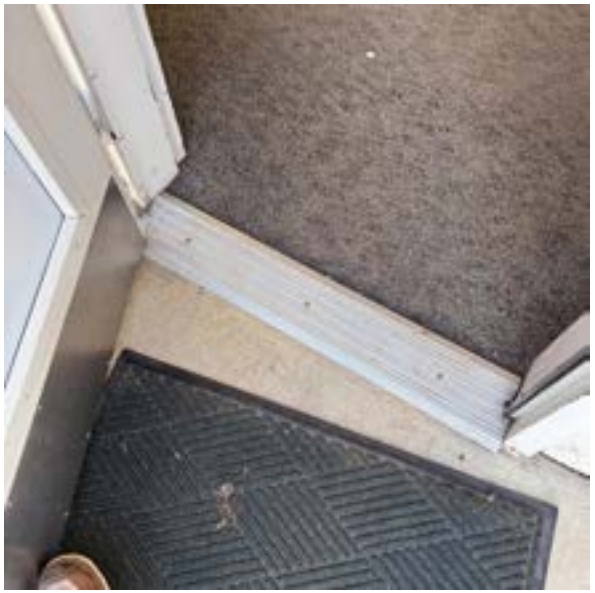
Excessive rust at arcade post bases at Cafeteria, Wings 1 and 2



Peeling wall surface at the cafeteria hall by the kitchen

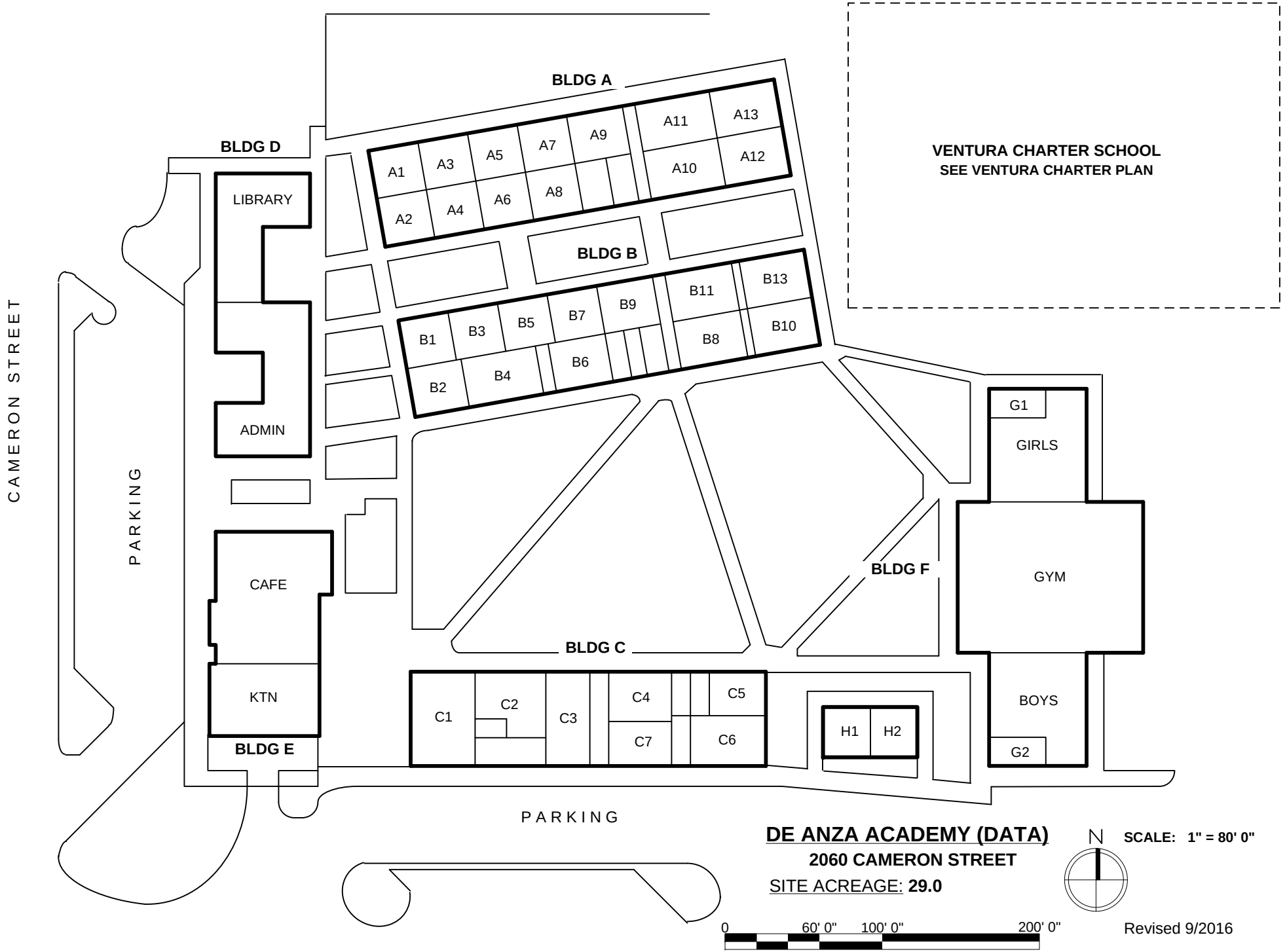


Damaged fall surface at Kindergarten playground, signs of Gopher damage



Exterior door threshold loose at Room 15

De Anza Academy (DATA)


BLDG A
BLDG D
A1
A3
A5
A7
A9
A11
A13
A2
A4
A6
A8
A10
A12
VENTURA CHARTER SCHOOL
SEE VENTURA CHARTER PLAN
LIBRARY
BLDG B
B1
B3
B5
B7
B9
B11
B13
B2
B4
B6
B8
B10
CAMERON STREET
ADMIN
G1
GIRLS
PARKING
CAFE
BLDG F
GYM
BLDG C
KTN
C1
C2
C3
C4
C5
C6
C7
H1
H2
BOYS
G2
BLDG E
PARKING
DE ANZA ACADEMY (DATA)
2060 CAMERON STREET
SITE ACREAGE: 29.0
N
SCALE: 1" = 80' 0"
0
60' 0"
100' 0"
200' 0"
Revised 9/2016

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District/ Ventura County Office of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 29
DeAnza Academy of Technology and Arts		Grades 6-8	NUMBER OF RESTROOMS ON SITE: 14
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUMNE (CUBIC FEET): 898,868	TOTAL ENROLLMENT: 576	TIME OF INSPECTION: 8AM	
TOTAL EST. SITE SQUARE FOOTAGE/ACREAGE:780,832 sf/17.93Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 69,520	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	63	63	63	30	63	62	61	13	51	59	62	63	63	9	62
	Number of "D"s:	0	0	0	24	0	1	2	0	0	1	1	0	0	1	0
63	Number of "X"s:	0	0	0	0	0	0	0	0	0	3	0	0	0	0	1
	Number of N/As:	0	0	0	9	0	0	0	50	12	0	0	0	0	53	0
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	100.00%	100.00%	55.56%	100.00%	98.41%	96.83%	100.00%	100.00%	X	98.41%	100.00%	100.00%	90.00%	X
Total Percent per Category (average of above)*		100.00%			55.56%	99.21%		96.83%	100.00%		0.00%		100.00%		0.00%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			POOR	GOOD		GOOD	GOOD		POOR		GOOD		POOR	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	**DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE** →	68.95%	**SCHOOL RATING**** →	POOR

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 12/23/25 School Name: DeAnza Academy of Technology and Arts

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 3,700sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	✓	✓	✓	NA	✓
	COMMENTS:	1. Fire alarm in trouble state, fault in Gym horn circuit.													
Health Office	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Library 1,920sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Carpet is buckling in multiple locations.													
Admin/Library Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:														
Classroom A1 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom A2 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom A3 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Missing and water damaged ceiling tiles in multiple locations													
Classroom A4 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom A5 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom A6 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom A7 720sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Carpet is lifting and torn in the South West corner.													
Classroom A8 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Carpet is buckling and seams are peeling/separating at multiple locations.													

PART II: EVALUATION DETAIL Date of Inspection: 12/23/25 School Name: DeAnza Academy of Technology and Arts

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom A9 960sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. The laminate is peeling at the countertops. 2. Electrical outlets next to sinks and within 6' are not GFCI protected.													
Classroom A10 1,440sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. The laminate is peeling at the countertops. 2. Ceiling tiles falling throughout. 3. Electrical outlets next to sinks and within 6' are not GFCI protected.													
Classroom A11 1,200sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. The laminate is peeling at the countertops and cabinets.													
Classroom A12 1,080sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. The laminate is peeling at the countertops and cabinets. 2. Floor tile is damaged at NE corner.													
Classroom A13 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
	COMMENTS:	1. Laminate is peeling at the countertops. 2. Fire extinguisher next to the West door is out of service date (6/22/23).													
Building A Girls RR 243sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Building A Boys RR 243sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Building A Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	✓	✓
	COMMENTS:	1. Excessive peeling paint at the HVAC condensate pipe chases													
Classroom B1 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Wall panels along the West wall are coming off the wall.													
Classroom B2 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Ceiling tile falling next to the HVAC hatch. 2. Carpet is frayed at the sewer cleanout.													
Classroom B3 960sf	✓	✓	✓	✓	✓	D	✓	NA	✓	✓	✓	✓	✓	NA	X
	COMMENTS:	1. The West door is stuck and must be forced open.													
Classroom B4 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Laminate is peeling at the countertops.													

PART II: EVALUATION DETAIL Date of Inspection: 12/23/25 School Name: DeAnza Academy of Technology and Arts

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom B5 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Damaged VCT floor tile at the West door. 2. Ceiling tiles falling above the teachers desk.														
Classroom B6 1,440sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles at the West wall. 2. Carpet is bucking in multiple locations.														
Classroom B7 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Floor tile, cove base and missing at the East door. 2. Carpet is frayed at the East door.														
Classroom B8 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Damaged VCT floor tile at the West door. 2. Damaged carpet at the East walls. 3. Exit door is blocked by the swing set.														
Classroom B9 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	X	✓	✓	✓	NA	✓
COMMENTS:	1. Damaged desks in room, laminate peeling. 2. Peeling wall surface at the South wall.														
Classroom B10 1,440sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The laminate is peeling at the countertops and cabinets. 2. Cove base missing at the East wall														
Classroom B11 1,080sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The laminate is peeling at the countertops and cabinets.														
Classroom B13 1,440sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The laminate is peeling at the countertops and cabinets.														
Building B Girls RR 243sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building B Boys RR 243sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building B Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	D	✓
COMMENTS:	1. Excessive peeling paint at the HVAC condensate pipe chases.														
Classroom C1 2,400sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 12/23/25 School Name: DeAnza Academy of Technology and Arts

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom C2 1,408sf	✓	✓	✓	D	✓	✓	✓	NA	✓	X	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tile missing in room C2A. 2. East door sticks in the threshold and must be forced open.														
Classroom C3 1,920sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom C4 1,200sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles falling.														
Classroom C5 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom C6 1,680sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom C7 1,200sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building C Girls RR 243sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building C Boys RR 243sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building C Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom H1 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom H2 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building H Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 12/23/25 School Name: DeAnza Academy of Technology and Arts

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Gym 10,734sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Room G1 792sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Room G2 Spin Class 792sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Girls Locker Room 3,240sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Boys Locker Room 3,240sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building F Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Cafeteria 4,896sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles missing and falling in multiple locations throughout.														
Cafeteria Interior Corridor 460sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Cafeteria Girls RR 210sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Cafeteria Boys RR 210sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Kitchen 1,720sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building E Exterior	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:	1. The ceiling is peeling in multiple areas in the exterior covered eating area.														

PART II: EVALUATION DETAIL Date of Inspection: 12/23/25 School Name: DeAnza Academy of Technology and Arts

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Parking Lot/ Front	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:	1. Contrasting stripe is faded and missing from the front office steps.														
Quad Area	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Playfields	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
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Marks: ✓ = Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable
Use additional sheets as necessary.



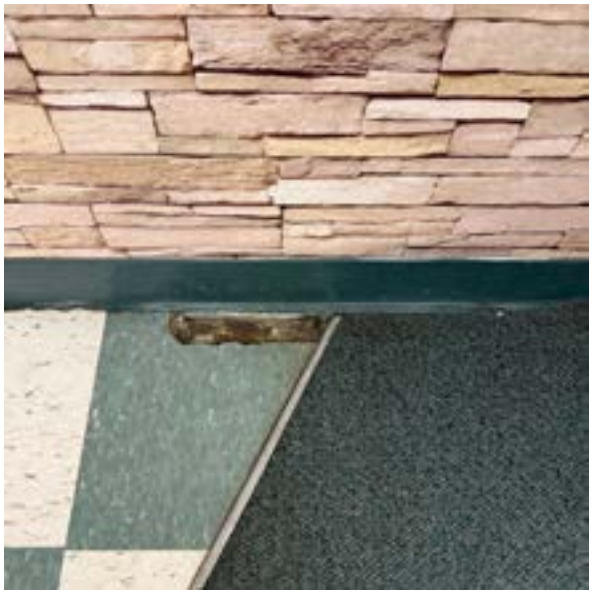
Counter top and cabinet laminate is peeling or missing at various classrooms



Floor tile damaged at room A12



Missing floor tile, cove base and damaged carpet by East door in Room B7



Damaged VCT tile in Room B5 by West door



Excessive peeling paint at the HVAC condensate pipe chases at Building A&B



Ceiling tiles missing/falling rooms in multiple rooms, see report



Contrasting color stripe is faded and missing at office front steps



Exit door in Room B8 is blocked by swing set.



Carpet torn and lifting in Room A7 South West corner



Carpet buckling and seams torn in Room A8



Ceiling peeling in multiple locations at outdoor covered eating area



Missing ceiling tile in room C2A



Room C2 East door rubs on the rubber threshold and must be forced open



Outlets next to the sinks in Rooms A9, A10, A12 are not GFCI protected



Damaged wall surface in Room C6



Room B3 West door is stuck and must be forced open.



Fire extinguishers are out of service date in room A13



Carpet is buckling in multiple locations in the Library

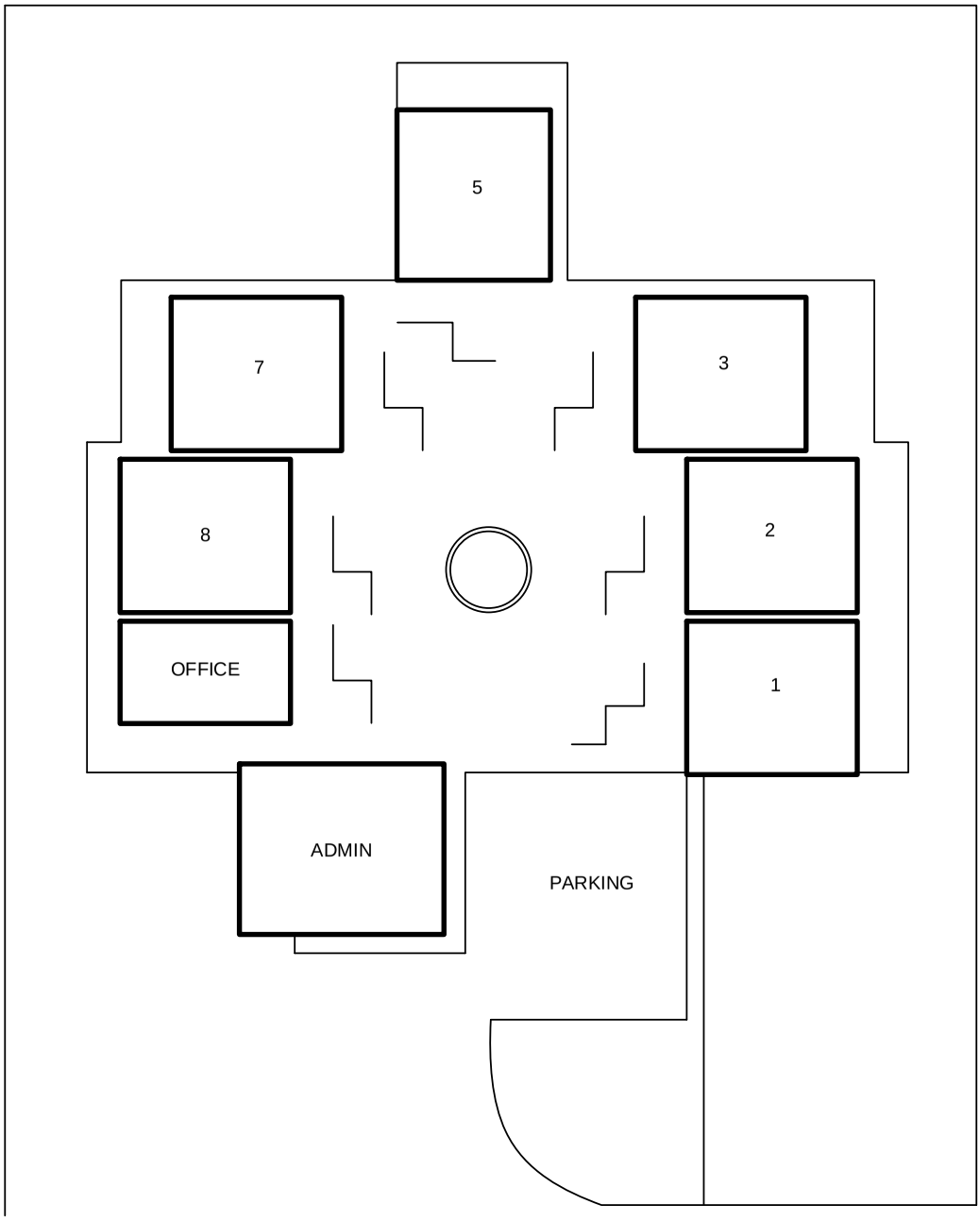


Damaged and deteriorated desks in Room B9



Damaged stucco at Boys locker room entrance

El Camino High School



SITE ACREAGE: **1.3**

N

EL CAMINO HIGH SCHOOL
At Ventura College
61 NORTH DAY ROAD

SCALE: 1" = 40' 0"

0 ft. 24 ft. 40 ft. 80 ft.

Revised 8/19/09

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District/Ventura County Office of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 6
El Camino High School		Grdes 9-12	NUMBER OF RESTROOMS ON SITE: 8
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUMNE (CUBIC FEET): 98,496	TOTAL ENROLLMENT: 221	TIME OF INSPECTION: 2PM	
TOTAL EST. SITE SQUARE FOOTAGE / ACREAGE: 54,279sf / 1.25Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 11,520	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	9	8	9	4	9	7	8	7	9	8	8	9	7	2	7
	Number of "D"s:	0	0	0	4	0	1	0	0	0	0	0	0	2	0	2
9	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Number of N/As:	0	1	0	1	0	1	1	2	0	1	1	0	0	7	0
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	100.00%	100.00%	50.00%	100.00%	87.50%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	77.78%	100.00%	77.78%
Total Percent per Category (average of above)*		100.00%			50.00%	93.75%		100.00%	100.00%		100.00%		88.89%		88.89%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			POOR	GOOD		GOOD	GOOD		GOOD		FAIR		FAIR	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	**DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE** →	90.19%	**SCHOOL RATING**** →	GOOD

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 08/21/25 School Name: El Camino High School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
ADMIN 1,920sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 1 1,440sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 2 1,440sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Carpet seam is peeling at the West wall.														
Classroom 3 1,440sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	D	NA	D
COMMENTS:	1. Roof plywood is rotted at the North West eave, possible roof leak. 2. Carpet is buckling in the middle of the room. 4. East ADA ramp surface is deteriorated.														
Classroom 5 1,440sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	D
COMMENTS:	1. South extreior door sticks, hard to open. 2. Carpet seam is peeling at the buidling modular line.														
Classroom 7 1,440sf	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	D	NA	✓
COMMENTS:	1. Signs of termite damage and infestation along the North wall above the marker boards. (Droppings falling from ceiling.) 2. Roof gutters are rusted and rotted.														
Classroom 8 1,440sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Carpet seam is lifting a the buidling modular line of the room, possible trip hazard.														
Grounds	✓	NA	✓	NA	✓	NA	NA	NA	✓	NA	NA	✓	✓	✓	✓
COMMENTS:															
Storage Room 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															

Marks: ✓= Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable
Use additional sheets as necessary.



Rotten plywood at the North West eaves on Classroom 3



Carpet seam is lifting at the modular line in rooms 5 and 8



Roof gutter rusted out at room 7



Carpet seam peeling at West wall in Classroom 2



Carpet is buckling at the modular line in Classroom 3

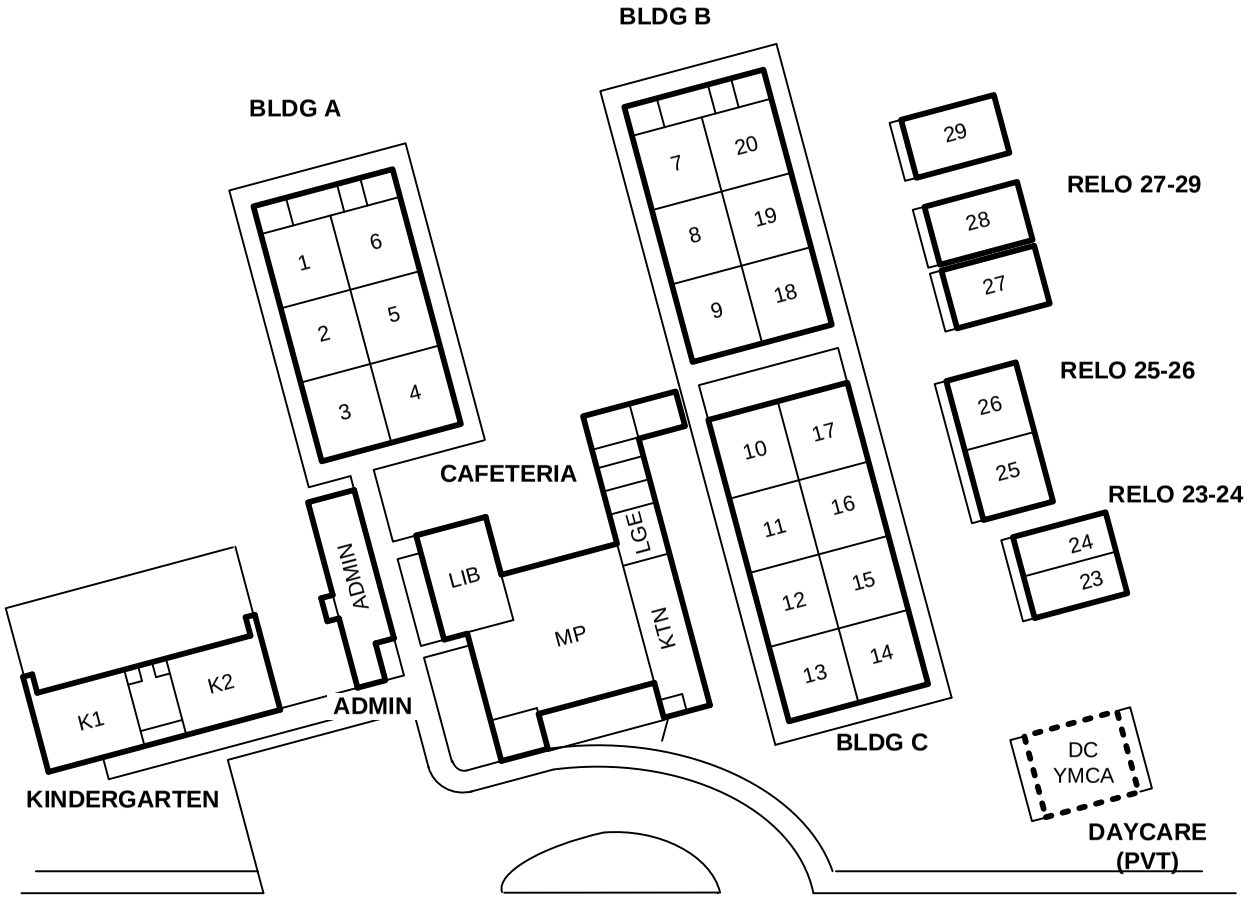


Termite dropping at white board North wall in room 7



Room 3 East ramo surface is peeling and deteriorated

Elmhurst Elementary School



ELMHURST ELEMENTARY SCHOOL

5080 ELMHURST STREET

Scale: 1in = 80ft. 0in.

N

0 ft. 48 ft. 80 ft. 160 ft.

SITE ACREAGE: **8.0**

Revised 8/21/06

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District/Vantura Office of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 29
Elmhurst Elementary School		K-5	NUMBER OF RESTROOMS ON SITE: 15
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUMNE (CUBIC FEET): 403,280	TOTAL ENROLLMENT: 360	TIME OF INSPECTION: 2PM	
TOTAL EST. SITE SQUARE FOOTAGE / ACREAGE:354,142 sf / 8.134Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 38,016	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	54	50	52	40	54	53	50	8	41	53	53	53	50	10	52
	Number of "D"s:	0	0	0	2	0	1	3	2	3	0	0	1	1	2	2
54	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Number of N/As:	0	4	2	12	0	0	1	44	10	1	1	0	3	42	0
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	100.00%	100.00%	95.24%	100.00%	98.15%	94.34%	80.00%	93.18%	100.00%	100.00%	98.15%	98.04%	83.33%	96.30%
Total Percent per Category (average of above)*		100.00%			95.24%	99.08%		94.34%	86.59%		100.00%		98.10%		89.82%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			GOOD	GOOD		GOOD	FAIR		GOOD		GOOD		FAIR	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	**DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE** →	95.39%	**SCHOOL RATING**** →	GOOD

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 08/25/25 School Name: Elmhurst Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 1,280sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Psychologists Office	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Admin Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom K1 1,500sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom K2 1,500sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Kindergarten Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Kindergarten Play Area	✓	NA	NA	NA	✓	✓	NA	NA	NA	NA	NA	✓	NA	✓	✓
COMMENTS:															
Library 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Cafeteria 3,960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Kitchen 1,080sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Cafeteria Girls RR 320sf	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The right sink faucet does not function.														
Cafeteria Boys RR 336sf	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The left toilet seat is broken.														

PART II: EVALUATION DETAIL Date of Inspection: 08/25/25 School Name: Elmhurst Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Cafeteria Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 1 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 2 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 3 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 4 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 5 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 6 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building A Girls RR 255sf	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The left urinal is out of order.														
Building A Boys RR 255sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building A Speech 210sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building A Exterior	✓	NA	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 10 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 08/25/25 School Name: Elmhurst Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 11 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 12 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 13 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 14 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 15 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 16 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 17 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building C Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 18 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Cove base is missing at the door.														
Classroom 19 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 20 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building B Girls RR 255sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 08/25/25 School Name: Elmhurst Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building B Boys RR 255sf	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Left sink is out of order.														
Bldg B Speech Room 210sf	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 7 960sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Low voltage wires fallig out of the wire mold on the West wall														
Classroom 8 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 9 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building B Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 23 720sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 24 720sf	✓	✓	✓	✓	✓	✓	✓	NA	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The drinking fountain does not function.														
Building 23-24 Exterior	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	D	✓	D
COMMENTS:	1. Excessive rust on the West eaves of the building. 2. The braille on the exterior doors signs is deteriorated.														
Classroom 25 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Computer Lab 26 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 25-26 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	D	✓
COMMENTS:	1. The surface of the stairs and landing is deteriorated and the contrasting stripe is missing from the stair noses.														

PART II: EVALUATION DETAIL Date of Inspection: 08/25/25 School Name: Elmhurst Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 27 960sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Two electrical outlet cover plates missing on the South wall.													
Classroom 28 960sf	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Wall surface is deteriorated at the North wall by the restroom. 2. Ants present on the wire mold on the West wall.													
Classroom 29 960sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Window sill trim is missing at the East window. 2. Cove base missing in multiple locations. 3. Sink GFCI outlet did not reset after testing. 4. The electrical panel is blocked by a file cabinet.													
Building 27-29 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	D	✓	D	D
	COMMENTS:	1. Entrance ramp surface at classrooms 27& 29 is deteriorated/peeling, has holes in it, and is loose at the asphalt, trip hazard. 2. Excessive rust at the West eaves on room 27 & 29 roof beams. 3. Door sign are deteriorated and the braille is missing.													
Front Yard / Parking Lot	✓	NA	NA	NA	✓	✓	✓	NA	NA	✓	✓	✓	NA	✓	✓
	COMMENTS:														
Playfields	✓	NA	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	NA	✓	✓
	COMMENTS:														
	COMMENTS:														
	COMMENTS:														

Marks: ✓ = Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable
Use additional sheets as necessary.



Toilet seat is broken in the Cafeteria Boys student Restroom



Urinal is out of order in the Building A Boys Restroom



Left sink out of order in the Building B Boys Restroom



Sink faucet does not function in the Cafeteria Girls Restroom



Ramp surface deteriorate/peeling/holes at Classrooms 27& 29 entrance



Rooms sign at the portables are deteriorated and missing braille



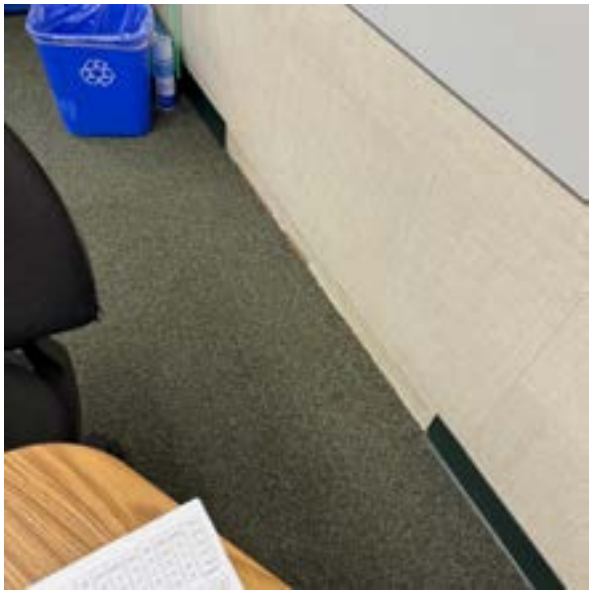
Sink GFCI does not reset after testing in Room 29



Electrical cover plates are missing in Room 27 South wall



Excessive rust on the West roof beams at Room 27



Floor cove base & window trim missing from Classroom 29 East wall



Low voltage falling out of the wire mold in Room 7 West wall



Room 24 drinking fountain does not function



Room 25 & 26 stairs surface is deteriorated and missing contrasting stripe



Wall surface deteriorated in Room 28 by the restroom

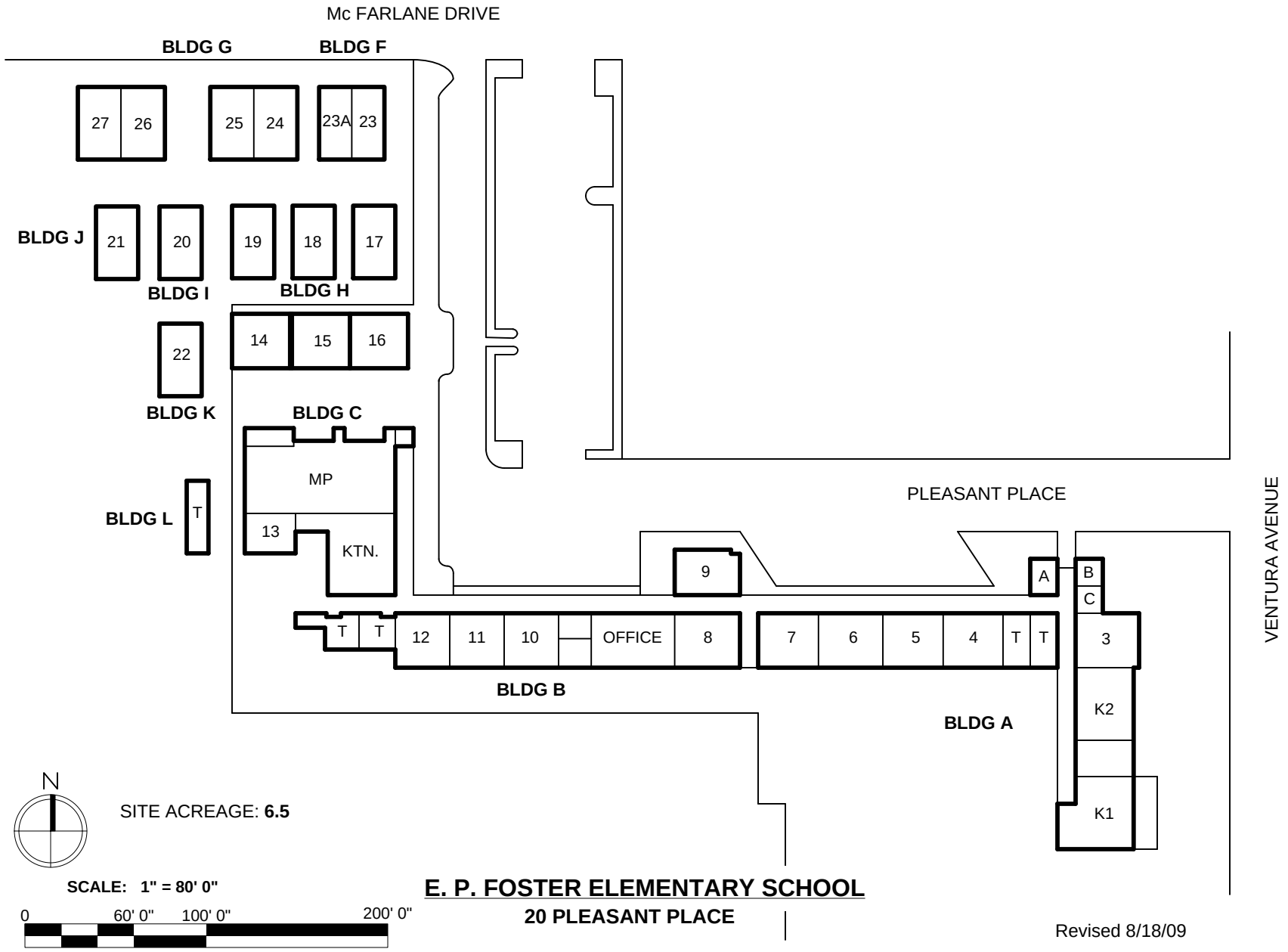


Ants in Room 28 on the West wall wire mold



Electrical panel blocked by file cabinet

E.P. Foster Elementary School



E. P. FOSTER ELEMENTARY SCHOOL

20 PLEASANT PLACE

Revised 8/18/09

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District/Ventura County Office of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 35
E.P. Foster Elementary School		K-5	NUMBER OF RESTROOMS ON SITE: 18
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775	None	
TOTAL ESTIMATED BUILDING VOLUMNE (CUBIC FEET): 624,647	TOTAL ENROLLMENT: 299	TIME OF INSPECTION: 4PM	
TOTAL EST. SITE SQUARE FOOTAGE/ACREAGE: 297,477sf / 6.83Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 50,550	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	71	71	71	42	70	71	71	21	43	69	71	68	70	16	70
	Number of "D"s:	0	0	0	9	1	0	0	0	1	2	0	3	1	1	1
82	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Number of N/As:	11	11	11	31	11	11	11	61	38	11	11	11	11	65	11
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	100.00%	100.00%	82.35%	98.59%	100.00%	100.00%	100.00%	97.73%	97.18%	100.00%	95.77%	98.59%	94.12%	98.59%
Total Percent per Category (average of above)*		100.00%			82.35%	99.30%		100.00%	98.87%		98.59%		97.18%		96.36%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			FAIR	GOOD		GOOD	GOOD		GOOD		GOOD		GOOD	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	**DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE** →	96.58%	**SCHOOL RATING**** →	GOOD

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 08/18/25 School Name: E.P Foster Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 1891sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Nurses Office	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom K1 1470sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Plaster is cracked and falling inside the room above the West window (Left from inside)														
Classroom K2 1470sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Computer Lab 900sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Office A 304sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Office B 221sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Office C 208sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher is out of service date (6/17/24).														
Office D 208sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Girl's Primary Grade RR 384sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint on the South wall at windows.														
Boy's Primary Grade RR 400sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint on the South wall.														
K Wing Interior Corridor 2175sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 08/18/25 School Name: E.P Foster Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Kindergarten Wing Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 4 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint on the West wall by the door.														
Classroom 5 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 6 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Wall plaster at the sink is deteriorated.														
Library 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building A Exterior	✓	✓	✓	NA	D	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint on the South wall.														
Classroom 8 1020sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 9 816sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 10 960sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint on South wall under the windows.														
Classroom 11 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint on South wall under the windows.														
Classroom 12 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Boy's Restroom 324sf	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The center sink faucet is broken and does not function.														

PART II: EVALUATION DETAIL Date of Inspection: 08/18/25 School Name: E.P Foster Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Girl's Restroom 270sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building B Exterior	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint on the South wall. 2. Excessive peeling paint at the West eaves/Facia & at the conference room windows.														
Cafeteria 4505sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Kitchen 814sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Cafeteria Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 14 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 14 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 15 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher is out of service date (6/17/24).														
Classroom 15 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	D	✓	✓
COMMENTS:	1. Rain gutters are growing weeds and need to be cleaned out.														
Classroom 16 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Carpet seam damaged.														
Classroom 16 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 17 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 08/18/25 School Name: E.P Foster Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 17 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 18 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	D
COMMENTS:	1. The wall surface is peeling at the East wall. 2. Window screens are deteriorated and have holes in them.														
Classroom 18 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 19 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 19 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	D	✓	✓	✓
COMMENTS:	1. Signs if rot at South East corner foundation and skirt														
Classroom 20 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 20 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	D	✓	✓	✓
COMMENTS:	1. Signs if rot on the building footing.														
Classroom 21 960sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated.														
Classroom 21 Exterior	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated.														
Classroom 22 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 22 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	D	✓	NA	✓
COMMENTS:	1. Building skirting on the West side of the building shows signs of rot. 2. West foundation shows signs of rot.														
Classroom 23 720sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated.														

PART II: EVALUATION DETAIL Date of Inspection: 08/18/25 School Name: E.P Foster Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 23A 720sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated.														
Classroom 23 Exterior	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated.														
Classroom 24 960sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated.														
Classroom 25 960sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated.														
Classroom 24/25 Exterior	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated.														
Classroom 26 960sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated.														
Classroom 27 960sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated.														
Classroom 26/27 Exterior	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated.														
Exterior Girls Restrooms 270sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Exterior Boys Restrooms 270sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Portable Restrooms Exterior	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Chin up bar area	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 08/18/25 School Name: E.P Foster Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Upper Grade Playground	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Volleyball, Basketball, Blacktop	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
K Playground	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Grounds	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	D	✓
COMMENTS:	1. Contrasting stripe missing from stair nosing's throughout campus (all stairs).														
Parking lot	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Annex 101 Corridor 422sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Annex 102 Reception 155sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Annex 103 Office 128sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Annex 106 Art Room 595sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Annex 107 MPR 1584 sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Annex 108 TK/Kindergarten 972 sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Annex 110 TK/K Restroom 67sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 08/18/25 School Name: E.P Foster Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Annex 111 Hallway 110sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Annex 112 Staff Restroom 81sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Annex 113 Classroom 803sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Annex 117 AV Room 255sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Annex 118 MPR 523sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Annex 123 Gym 4905sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Annex 124 CTE 880sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Annex 125 Wellness Center 246sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Annex 126 Conference Room 264sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Annex Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
COMMENTS:															
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 08/18/25 School Name: E.P Foster Elementary School

CATEGORY / AREA	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOM	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/SCHOOL GROUNDS	WINDOWS/ DOORS/ GATES/FENCES
	COMMENTS:														
	COMMENTS:														
	COMMENTS:														

Marks: ✓ = Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not



Fire extinguisher is out of service date in Office C and Room 15



Excessive peeling paint in Classroom 4 West wall by the door



Excessive peeling paint in the K Wing Boys restroom



Plaster above the window is cracked and falling in K1



Contrasting stripe missing from all stair tread nosing's throughout campus.



Excessive peeling paint in K Wing Girls Restroom



Foundation is rotted at bldg 20



Wall plaster by the sink in Room 6 is deteriorated



Excessive peeling paint at the South wall under the windows in Rooms 10 & 11



Excessive peeling paint on the South Exterior wall of Building A



Excessive peeling paint on the South Exterior wall of Building B



Carpet seams peeling in Room 16



Signs of rot at Room 19 South East corner foundation



Holes in the window screen at Room 18



Bldg A Boys RR by MPR center sink faucet is broken and does not function

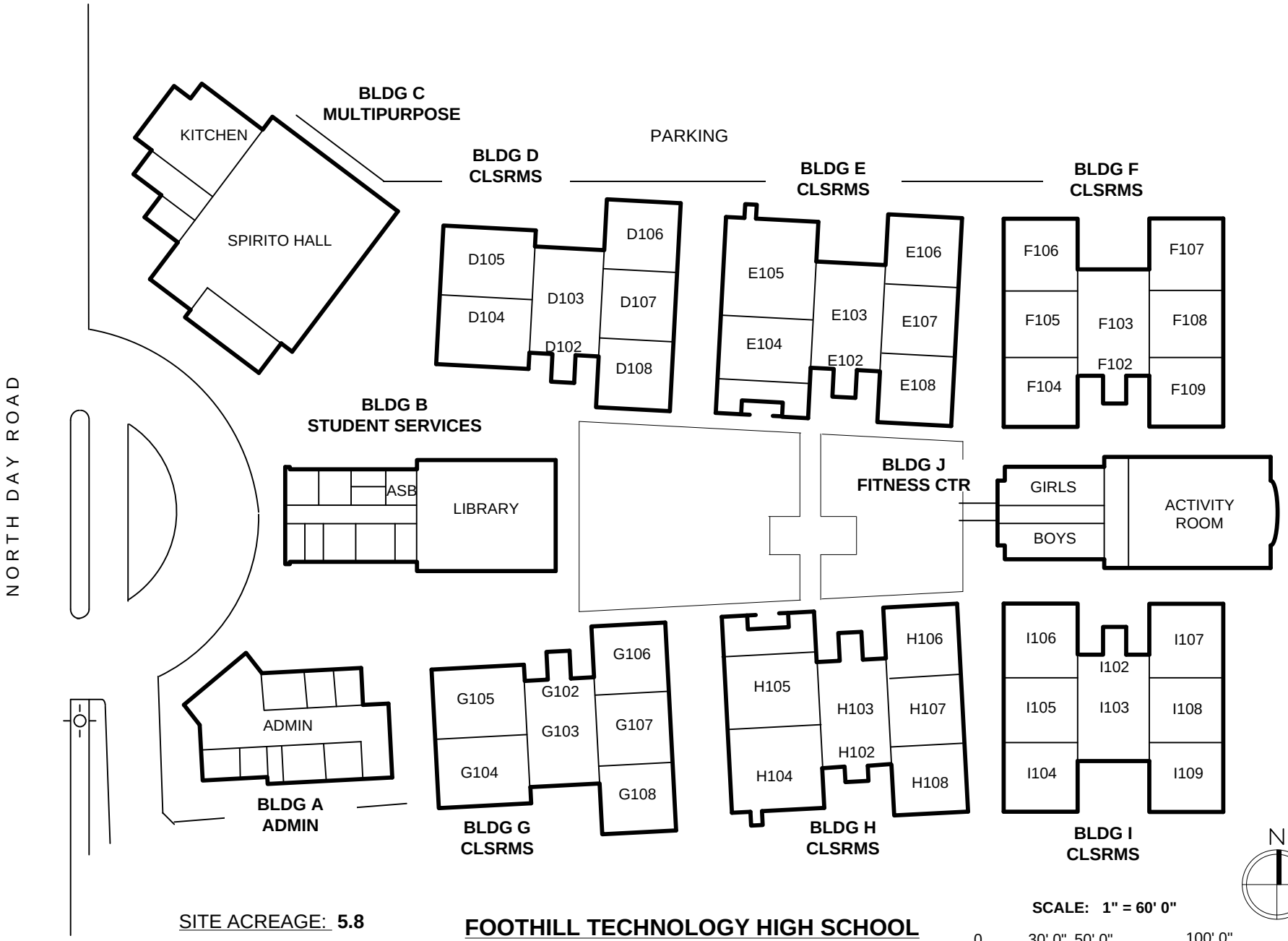


Room 15 gutter are growing weeds, need to be cleaned out



Foundation rot at Room 22

Foothill Technology High School



SITE ACREAGE: **5.8**

FOOTHILL TECHNOLOGY HIGH SCHOOL

100 NORTH DAY ROAD

Revised 8/21//06

STATE OF CALIFORNIA

FACILITY INSPECTION TOOL(FIT)

SCHOOL FACILITY CONDITIONS EVALUATION

(REV 05/09)

STATE ALLOCATION BOARD

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District/VenturaCounty Office of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 32
Foothill Technology High School		Grades 9-12	NUMBER OF RESTROOMS ON SITE: 22
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUMNE (CUBIC FEET): 652,086	TOTAL ENROLLMENT: 951	TIME OF INSPECTION: 3PM	
TOTAL EST. SITE SQUARE FOOTAGE / ACREAGE: 251,860sf / 5.78Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 67,578	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	68	64	68	41	68	68	58	14	34	68	68	68	67	10	65
	Number of "D"s:	0	2	0	16	0	0	9	1	3	0	0	0	1	1	3
68	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Number of N/As:	0	2	0	11	0	0	1	53	31	0	0	0	0	57	0
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	96.97%	100.00%	71.93%	100.00%	100.00%	86.57%	93.33%	91.89%	100.00%	100.00%	100.00%	98.53%	90.91%	95.59%
Total Percent per Category (average of above)*		98.99%			71.93%	100.00%		86.57%	92.61%		100.00%		99.27%		93.25%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			POOR	GOOD		FAIR	GOOD		GOOD		GOOD		GOOD	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	**DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE** →	92.83%	**SCHOOL RATING**** →	GOOD

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 08/21/25 School Name: Foothill Technology High School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 4138sf	✓	D	✓	D	✓	✓	✓	✓	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles in the conference room. 2. Workroom sink faucet leaks on the countertop when turned on. 3. HVAC unit in the Principal's office was not functioning at the time of inspection.														
Building A Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Student Services Girls Restroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Student Services Boys Restroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Student Services 5,568sf	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Drinking fountain high side handle is broken. 2. Drinking fountain low side does not function.														
Library	✓	D	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Active water leak in the North East room, possible AC condensate leak.														
Building B Exterior	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Multi Purpose 7,820sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Kitchen 1,400sf	✓	✓	✓	D	✓	✓	D	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles in the teachers lounge. 2. The left GFCI outlet at the staff lounge sink does not function.														
Building C Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom D103 1,380sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles throughout.														
Classroom D104 1,200sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 08/21/25 School Name: Foothill Technology High School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom D105 1,200sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles above the sink.														
Classroom D106 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles by the West wall.														
Classroom D107 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom D108 960sf	✓	✓	✓	✓	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. No power to the outlet in the wire mold on the North wall														
Building D Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	D
COMMENTS:	1. Braille is missing from the door signs on the classroom doors.														
Building E Girls RR 224sf	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The GFCI outlet by the sink does not trip when tested.														
Building E Boys RR 224sf	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The GFCI outlet by the sink does not trip when tested.														
Classroom E103 1,380sf	✓	✓	✓	D	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles throughout. 2. Ceiling mounted outlets are missing the cover plates.														
Classroom E104 1,200sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The outlets by the sinks in the wire mold on the West and East walls are not GFCI protected														
Classroom E105 1,600sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The outlets by the sinks in the wire mold are not GFCI protected														
Classroom E106 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom E107 960sf	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 08/21/25 School Name: Foothill Technology High School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom E108 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles around the fire sprinkler West side of the room.														
Building E Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	D
COMMENTS:	1. Braille is missing from the door signs on the classroom doors.														
Classroom F103 1,380sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom F104 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom F105 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom F106 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom F107 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles at the East wall														
Classroom F108 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom F109 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building F Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom G103 1,380sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles at the fire sprinkler. 2. Signs of water leaks in ceiling tiles and walls in the South East corner of the room														
Classroom G104 1,600sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 08/21/25 School Name: Foothill Technology High School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom G105 1,200sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles at the North and South wall														
Classroom G106 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom G107 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom G108 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building G Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom H103 1,380sf	✓	✓	✓	D	✓	✓	✓	D	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles at the center of the room. 2. The women's restroom is out of order.														
Classroom H104 1,280sf	✓	✓	✓	D	✓	✓	D	NA	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles @ West wall. 2. Sink trap is leaking, South wall, second sink from the right. 3. West wall ADA sink trap and faucet leaking. 4. Electrical outlets by the sinks are not GFCI protected.														
Classroom H105 1,360sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom H106 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom H107 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom H108 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles at the teachers desk.														
Building H Girls RR 224sf	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The GFCI by the sink did not trip when tested.														

PART II: EVALUATION DETAIL Date of Inspection: 08/21/25 School Name: Foothill Technology High School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building H Boys RR 224sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The GFCI by the sink did not trip when tested.														
Building H Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom I103 1,380sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles at the door to room 105 and around the fire sprinklers														
Classroom I104 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The drywall finish by the East windows is deteriorated and peeling, exposed corner bead.														
Classroom I105 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom I106 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom I107 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom I108 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom I109 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building I Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Building J Corridor 540sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Activity Room 114 2,304sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 08/21/25 School Name: Foothill Technology High School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Control Room 312sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Girls Locker Room 1,200sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Boys Locker Room 1,200sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building J Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Quads	✓	NA	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	D	✓
COMMENTS:	1. Contrasting stripe is missing from all the steps throughout the campus. Code requires ALL steps, not just top and bottom, on exterior stairs.														
Parking Lot	✓	NA	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
M101 Portable 1,200sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	D
COMMENTS:	1. Flooring in interior restroom is bubbling by the toilet. 2. Ceiling tile missing from interior restroom. 3. Window screens are falling out of the frame.														
M101 Portable Exterior	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	D	NA	✓
COMMENTS:	1. Excessive rust at the East elevation roof gutter, gutter will no longer hold water.														
COMMENTS:															

Marks: ✓= Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable
Use additional sheets as necessary.



Door signage braille has fallen off all the doors signs at Buildings D & E



Active water leak in the library North East room



Electrical cover plates missing from all ceiling mounted outlets in Room E103



Admin workroom faucet leaking on to counter top



Push handle broken on Admin hall high drinking fountain



Admin hall low drinking fountain does not function



Sink trap leaking in Room H104 South wall, second from right



Screens falling out of the windows at Room M101



Signs of water leaking down the wall in Room G103



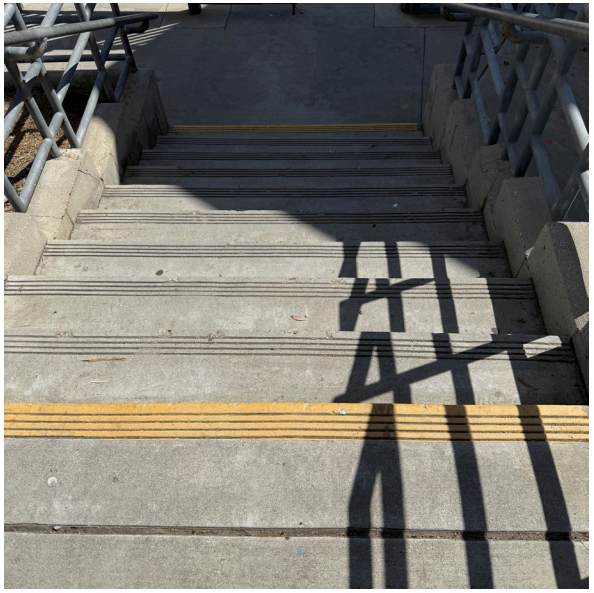
Gutter is rusted out at portable M101



Missing ceiling tile in room M101 interior restroom



Flooring buckling in interior toilet of room M101



Contrasting stripe is missing from stairs throughout campus (all steps)



Water damaged ceiling tile in multiple rooms throughout campus



Water damaged ceiling tile in multiple rooms throughout campus



The drywall finish by the windows in Room I104 is deteriorated



Room H104 Women's Restroom is out of order.



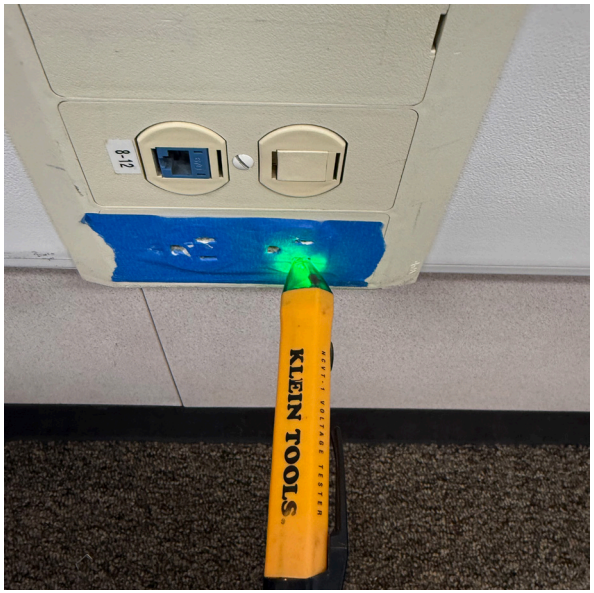
Water damaged ceiling tile in multiple rooms throughout campus



Drain leaking on sink in Room H104



The GFCI’s did not function in multiple restrooms when tested

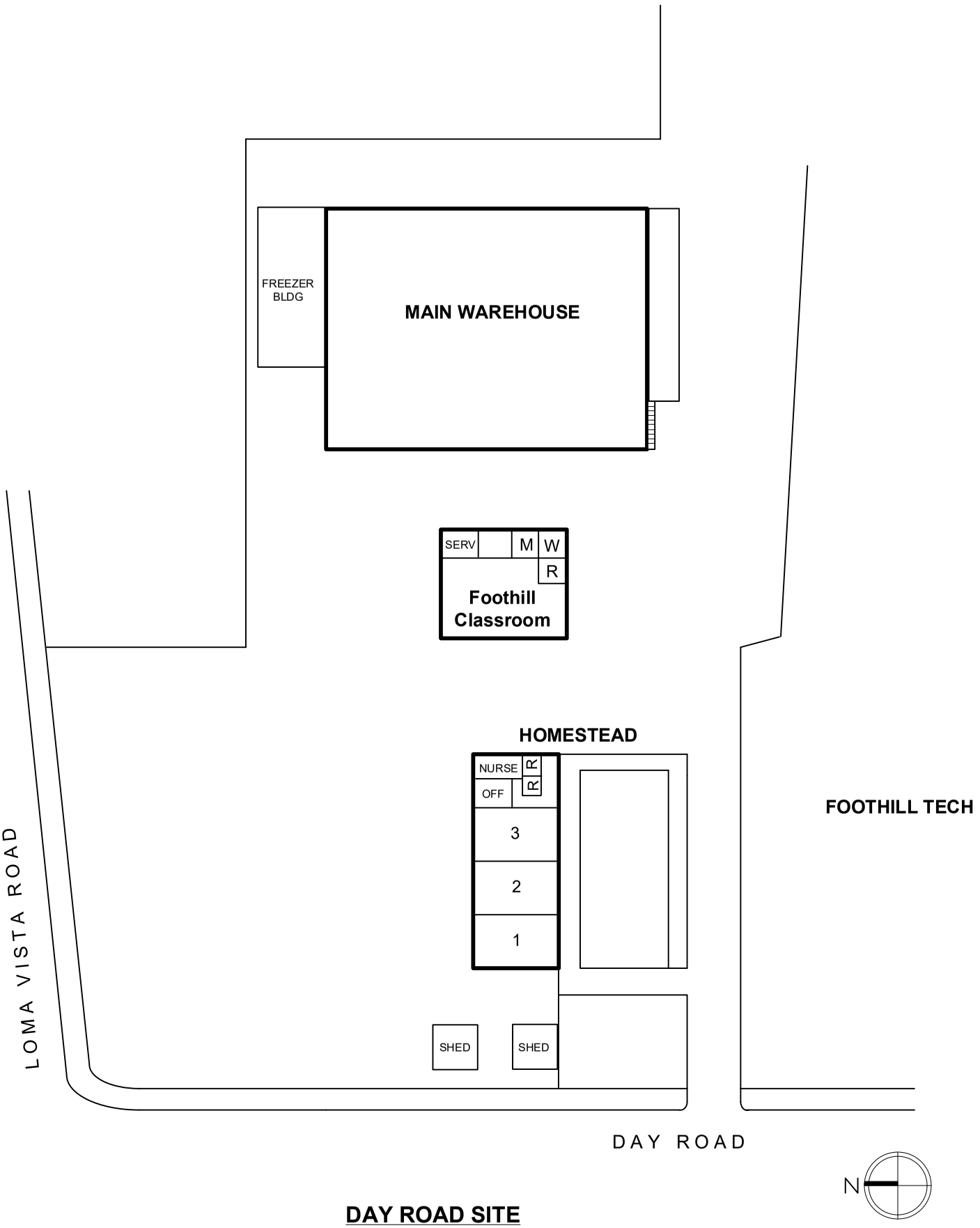


No power to the outlet on the North wall wire mold in Room D108



Multiple electrical outlets at sinks not GFCI protected throughout the campus

Homestead School



DAY ROAD SITE

150 NORTH DAY ROAD

SCALE: 1" = 50' 0"

0 30' 0" 50' 0" 100' 0"

REVISED
9/2022

STATE OF CALIFORNIA
FACILITY INSPECTION TOOL(FIT)
SCHOOL FACILITY CONDITIONS EVALUATION
(REV 05/09)

STATE ALLOCATION BOARD
OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District/VenturaCounty Office of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 3
Homestead		Grades 1-8	NUMBER OF RESTROOMS ON SITE: 2
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUMNE (CUBIC FEET): 27,288	TOTAL ENROLLMENT: 52	TIME OF INSPECTION: 3PM	
TOTAL EST. SITE SQUARE FOOTAGE / ACREAGE: 34,460sf / 0.79Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 3,032	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	9	9	9	5	9	9	9	1	3	9	9	9	9	2	9
	Number of "D"s:	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
9	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Number of N/As:	0	0	0	2	0	0	0	8	6	0	0	0	0	7	0
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	100.00%	100.00%	71.43%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Total Percent per Category (average of above)*		100.00%			71.43%	100.00%		100.00%	100.00%		100.00%		100.00%		100.00%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			POOR	GOOD		GOOD	GOOD		GOOD		GOOD		GOOD	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	**DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE** →	96.43%	**SCHOOL RATING**** →	GOOD

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 08/21/25 School Name: Homestead

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Principal's Office 160sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Kitchen 192sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles above the sink.														
Reception Area 440sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Restrooms 320sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 1 640sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 2 640sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles a the center of the room.														
Classroom 3 640sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Grounds	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
COMMENTS:															
COMMENTS:															

Marks: ✓ = Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable
Use additional sheets as necessary.

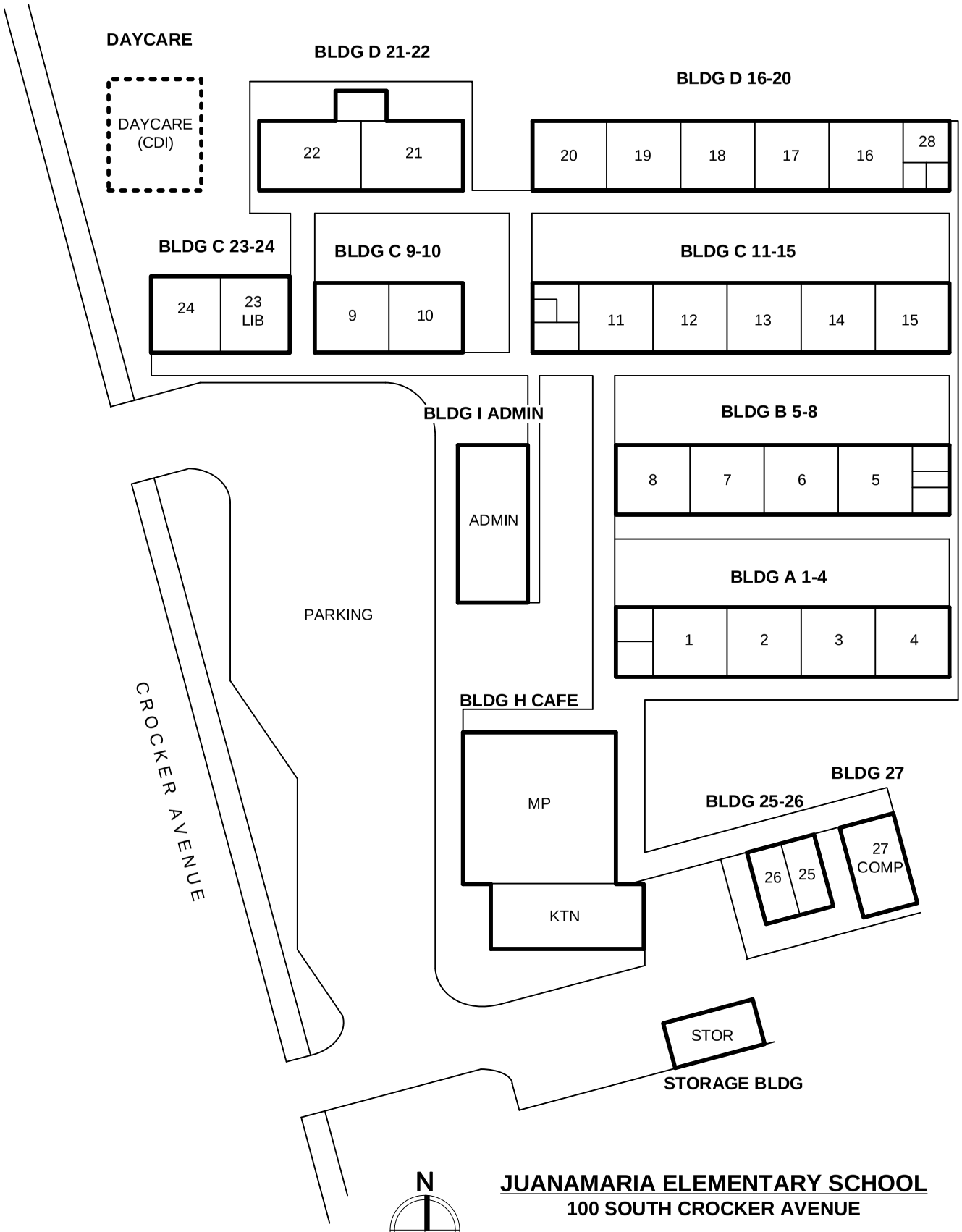


Water damaged ceiling tile above the sink in the kitchen



Water damaged ceiling tiles at the center of Room 2

Juanamaria Elementary School



JUANAMARIA ELEMENTARY SCHOOL

100 SOUTH CROCKER AVENUE

SITE ACREAGE: **8.2**

Revised 8/21/06

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District/Ventura County Office of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 25
Juanamaria Elementary School		K-5	NUMBER OF RESTROOMS ON SITE: 13
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUME (CUBIC FEET): 365,528	TOTAL ENROLLMENT: 417	TIME OF INSPECTION: 3PM	
TOTAL EST. SITE SQUARE FOOTAGE / ACREAGE: 364,281sf / 8.36Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 34,788	WEATHER CONDITION AT TIME OF INSPECTION: Clear	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	50	48	51	33	50	51	49	9	45	50	47	51	48	10	51
	Number of "D"s:	0	1	0	6	1	0	1	0	0	1	4	0	1	2	0
51	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Number of N/As:	1	2	0	12	0	0	1	42	6	0	0	0	2	39	0
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	97.96%	100.00%	84.62%	98.04%	100.00%	98.00%	100.00%	100.00%	98.04%	92.16%	100.00%	97.96%	83.33%	100.00%
Total Percent per Category (average of above)*		99.32%			84.62%	99.02%		98.00%	100.00%		95.10%		98.98%		91.67%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			FAIR	GOOD		GOOD	GOOD		GOOD		GOOD		GOOD	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	**DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE** →	95.84%	**SCHOOL RATING**** →	GOOD

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 08/28/25 School Name: Juanamaria Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 2,040sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Nurses Office	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Admin Exterior	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Cafeteria 4,224sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Kitchen 1,008sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Cafeteria Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Room 25 Speech 448sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 26 512sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 25-26 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	D	✓	✓
COMMENTS:	1. Water damaged and rotted plywood at the North eaves.														
Room 27 960sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Electrical outlet cover plates are missing on the West wall.														
Building 27 Exterior	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 1 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 08/28/25 School Name: Juanamaria Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 2 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 3 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 4 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building A Girls RR 224sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building A Boys RR 256sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building A Exterior	✓	✓	✓	NA	D	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:	1. Excessive peeling paint at the South building facia.														
Classroom 5 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 6 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles falling in multiple locations														
Classroom 7 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged and falling ceiling tiles above the sink.														
Classroom 8 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building B Girls RR 256sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building B Boys RR 176sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint and plaster by the door. 2. Wet & water damaged and falling ceiling tiles throughout the room.														

PART II: EVALUATION DETAIL Date of Inspection: 08/28/25 School Name: Juanamaria Elementary School

AREA \ CATEGORY	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building B Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Room 23 Library 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher is not mounted as required by code.														
Classroom 24 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building C 23-24 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	D	✓
COMMENTS:	1. Contrasting stripe missing from the stair nosing's at the North and South stairs.														
Classroom 9 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 10 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building C 9-10 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	D	✓	✓	✓	✓
COMMENTS:	1. Excessive peeling paint at the arcade between building C&D.														
Building C Girls RR 240sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building C Boys RR 360sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 11 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The sink cabinet handle is missing a screw														
Classroom 12 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 13 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged and falling ceiling tiles at the center of the room.														

PART II: EVALUATION DETAIL Date of Inspection: 08/28/25 School Name: Juanamaria Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 14 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 15 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building C Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	✓	✓
COMMENTS:	1. Excessive peeling paint at the arcade between building C&D.														
Room 28 380sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 16 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 17 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 18 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 19 960sf	✓	D	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Thermostat screen is damaged. 2. Ceiling tiles falling by the HVAC closet.														
Classroom 20 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building D Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	✓	✓
COMMENTS:	1. Excessive peeling paint at the arcade between building C&D.														
Classroom 21 1,260sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 22 1,260sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 08/28/25 School Name: Juanamaria Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building D 21-22 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Parking Lot/ Front Yard	✓	NA	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	NA	✓	✓
COMMENTS:															
Playfields	NA	NA	✓	NA	✓	✓	NA	NA	NA	✓	✓	✓	NA	D	✓
COMMENTS:	1. Holes in the rubber fall surface at Kindergarten, climbing and pull up play areas.														
COMMENTS:															
COMMENTS:															
COMMENTS:															

Marks: ✓ = Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable
Use additional sheets as necessary.



Water damaged and rotted plywood at Building 25/26 North eaves



Contrasting stripe missing from the library building N & S stair nosing's



Cover plate missing from outlets on the West wall of Room 27



Sink cabinet in Room 11 is missing a screw



Fire extinguisher is not mounter per code in the Library



Water damaged ceiling tiles in Rooms 4, 7, and 13



Excessive peeling paint of the arcade between buildings C&D



Thermostat screen is damaged in Room 19



Water damaged and falling ceiling tiles in the Building B Boys restroom



Excessive peeling paint at the Building A South fascia

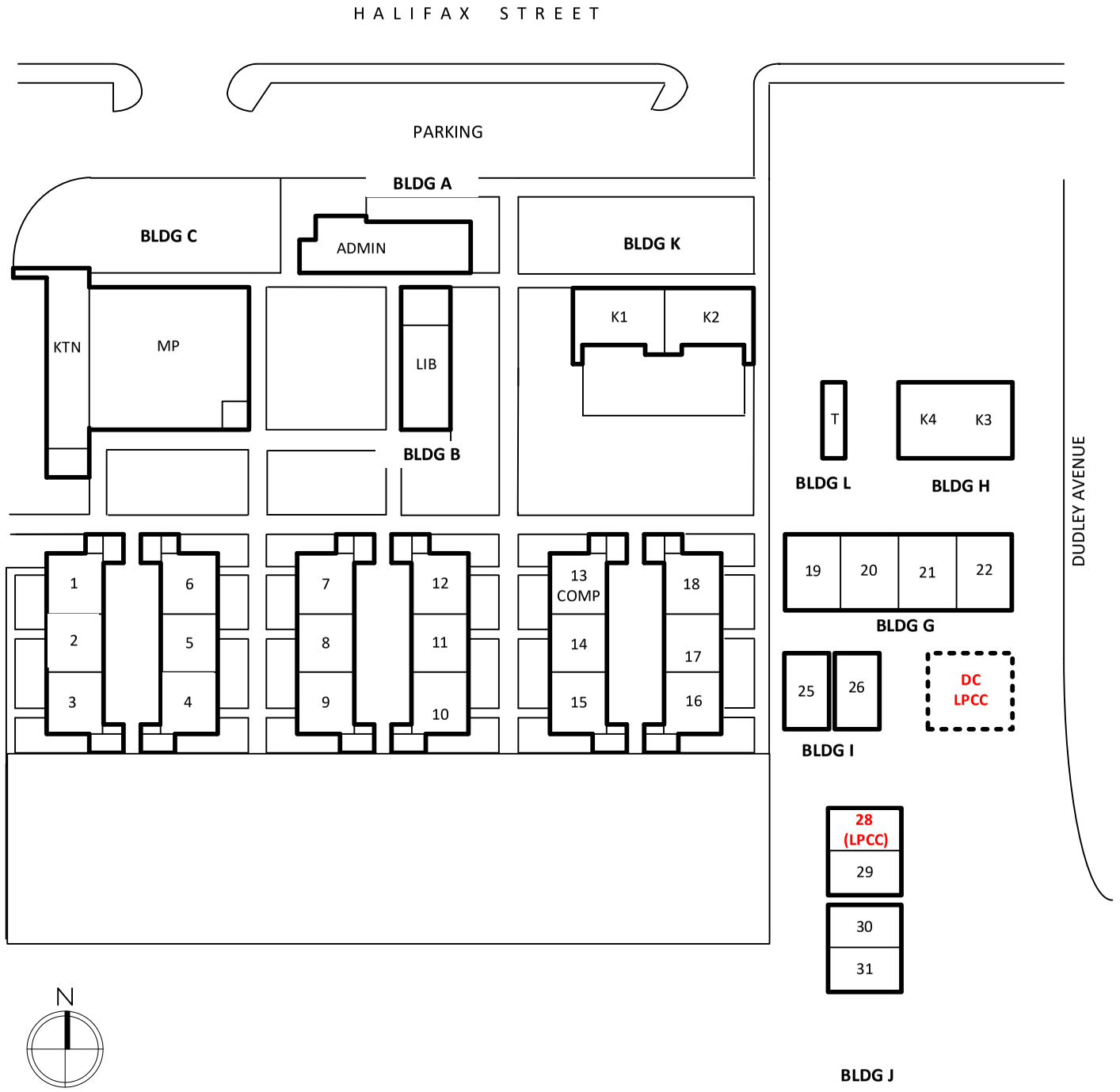


Holes in the fall surface of the climbing play equipment



Excessive peeling paint and plaster in the Building B Boy's Restroom

Junipero Serra Elementary School



JUNIPERO SERRA ELEMENTARY SCHOOL

8880 HALIFAX STREET

SITE ACREAGE: **10.0**

SCALE: 1" = 80' 0"

0 60' 0" 100' 0" 200' 0"

Revised 1/26/2023

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District / Ventura County Office of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 23
Junipero Serra Elementary School		Grades K-6	NUMBER OF RESTROOMS ON SITE: 13
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUME (CUBIC FEET): 477,972	TOTAL ENROLLMENT: 439	TIME OF INSPECTION: 4PM	
TOTAL EST. SITE SQUARE FOOTAGE / ACREAGE: 449,180sf / 10.31Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 45,592	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	56	53	57	32	57	56	50	13	48	56	53	53	51	9	55
	Number of "D"s:	0	1	0	11	0	0	5	0	3	0	3	0	4	0	2
60	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0
	Number of N/As:	4	6	3	17	3	4	5	47	9	4	4	4	5	51	3
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	98.15%	100.00%	74.42%	100.00%	100.00%	90.91%	100.00%	94.12%	100.00%	94.64%	X	92.73%	100.00%	96.49%
Total Percent per Category (average of above)*		99.38%			74.42%	100.00%		90.91%	97.06%		97.32%		0.00%		98.25%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			POOR	GOOD		GOOD	GOOD		GOOD		POOR		GOOD	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	**DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE** →	82.17%	**SCHOOL RATING**** →	FAIR

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 12/15/25 School Name: Junipero Serra Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 2,880sf	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Staff restroom light switch is broken and taped in place. 2. A lock was needed to secure the chemicals—9/22 work order submitted per photo.														
Building A Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Library 1,344sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building B Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Multi Purpose Room 5,600sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Kitchen 768sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building C Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 1 960sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Wire mold end cap missing at the West door. 2. Sink counter laminate is peeling.														
Classroom 2 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 3 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 4 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 5 960sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Sink counter top laminate is peeling and falling off. 2. Wire mold end cap is missing.														

PART II: EVALUATION DETAIL Date of Inspection: 12/15/25 School Name: Junipero Serra Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 6 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Sink counter top laminate is peeling and falling off.														
Building D Boys RR 180sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building D Girls RR 180sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint.														
Building D Exterior	✓	✓	✓	NA	✓	✓	✓	NA	D	✓	✓	✓	✓	✓	✓
COMMENTS:	1. Fountain filter needed replacing. work order provided 9/19/25.														
Classroom 7 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 8 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Wall surface is peeling/detached from the wall next to the West door.														
Classroom 9 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 10 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 11 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles falling at the North West corner.														
Classroom 12 960sf	✓	D	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Duct insulation is missing and falling off of the overhead duct work.														
Building E Boys RR 180sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Cracked floor tiles at the ADA toilet.														
Building E Girls RR 180sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 12/15/25 School Name: Junipero Serra Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building E Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 13 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 14 960sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Electrical outlet within 6' of the sink is NOT GFCI protected. 2. Wire mold end cap missing at the West door.														
Classroom 15 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Wall surface is peeling next to the sink cabinet.														
Classroom 16 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 17 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 18 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles are missing and falling above the duct work in the North West corner. 2. The wall finishes are missing from under the sink.														
Building F Boys RR 180sf	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	NA	D
COMMENTS:	1. The bottom of the toilet partition for the ADA stall is not longer secured to the floor on the hinge side of the stall door.														
Building F Girls RR 180sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building F Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom K1 1,440sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom K2 1,440sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 12/15/25 School Name: Junipero Serra Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building K Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Kindergarten Play Area	✓	NA	✓	NA	✓	NA	NA	NA	NA	NA	NA	NA	NA	✓	✓
COMMENTS:															
Classroom K3 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	D
COMMENTS:	1. South door interior door handle is loose.														
Classroom K4 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building H Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	✓	✓
COMMENTS:	1. Excessive peeling paint at the North and South eaves.														
Building L Boys RR 160sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building L Girls RR 160sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building L Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 19 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 20 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 21 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Wall surface and cove base peeling on the South wall.														
Classroom 22 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 12/15/25 School Name: Junipero Serra Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building G Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 25 960sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated														
Classroom 26 960sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated														
Building I Exterior	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated														
Classroom 28 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	X	D	NA	✓
COMMENTS:	1. Water damaged ceiling tiles throughout. 2. Sink counter laminate is peeling. 3. Floor slopes from the center to the Nort & South walls, possible structural damage.														
Classroom 29 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	D	NA	✓
COMMENTS:															
Classroom 30 960sf	✓	✓	✓	D	✓	✓	✓	NA	D	✓	✓	✓	D	NA	✓
COMMENTS:	1. Cove base missing along the South wall. 2. Water damaged ceiling tiles at the sink. 3. Sink counter top is water damaged and deteriorating.														
Classroom 31 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	X	✓	NA	✓
COMMENTS:	1. Floor slopes extremely from the center to the outside walls (2" difference) possible foundation damage. 2. Water damaged ceiling tiles in multiple locations.														
Building J 28/29 Exterior	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	X	✓	NA	✓
COMMENTS:	1. Excessive rust at West roof eaves. 2. Signs of foundation rot.														
Building J 30/31 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	D	NA	✓
COMMENTS:	1. Roof is rusted through at the East side of the building. 2. Excessive rust damage at modular joint line. 3. Foundation is rotted at the North. 4. Roof in disrepair														
Front Yard / Parking Lots	✓	NA	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	NA	NA	✓
COMMENTS:															
Playfields	NA	NA	✓	NA	✓	✓	NA	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 12/15/25 School Name: Junipero Serra Elementary School

CATEGORY / AREA	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOM	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/SCHOOL GROUNDS	WINDOWS/ DOORS/ GATES/FENCES
	COMMENTS:														
	COMMENTS:														
	COMMENTS:														

Marks: ✓ = Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable
Use additional sheets as necessary.



Admin staff restroom light switch is broken and held in with tape



Outlet next to the sink in Room 14 is not GCFI protected



Siding rotted on Building 28



Cracked ceramic floor tile in the Bldg E Boys restroom



Room K3 South interior door handle loose



Building F Boys Restroom toilet partition not secured to the floor



Structural damage to room 30 East side roof beam at mod line



Structural damage to room 31 West side roof beam



Counter laminate is peeling and missing in Rooms 5 and 6



Holes in the roof at Rooms 30 and 31



Foundation rot at Room 30 North side



Excessive peeling paint at the Building K2-K3 North and South eaves



Wall surface loose and peeling in Room 8 by the East door



Wall surface and cove base peeling in Room 21



Wall surface is peeling in Room 15 by the sink cabinet



Duct insulation missing and falling in room 12



Missing ceiling tiles in room 18



Peeling counter top laminate in Room 28



Floors sloping to the North and South walls in Rooms 28 and 31



Cove base missing from the South wall in Room 30



Excessive peeling paint in the Building D Girls restroom



Wall and floor finishes are missing under the sink is Room 18s

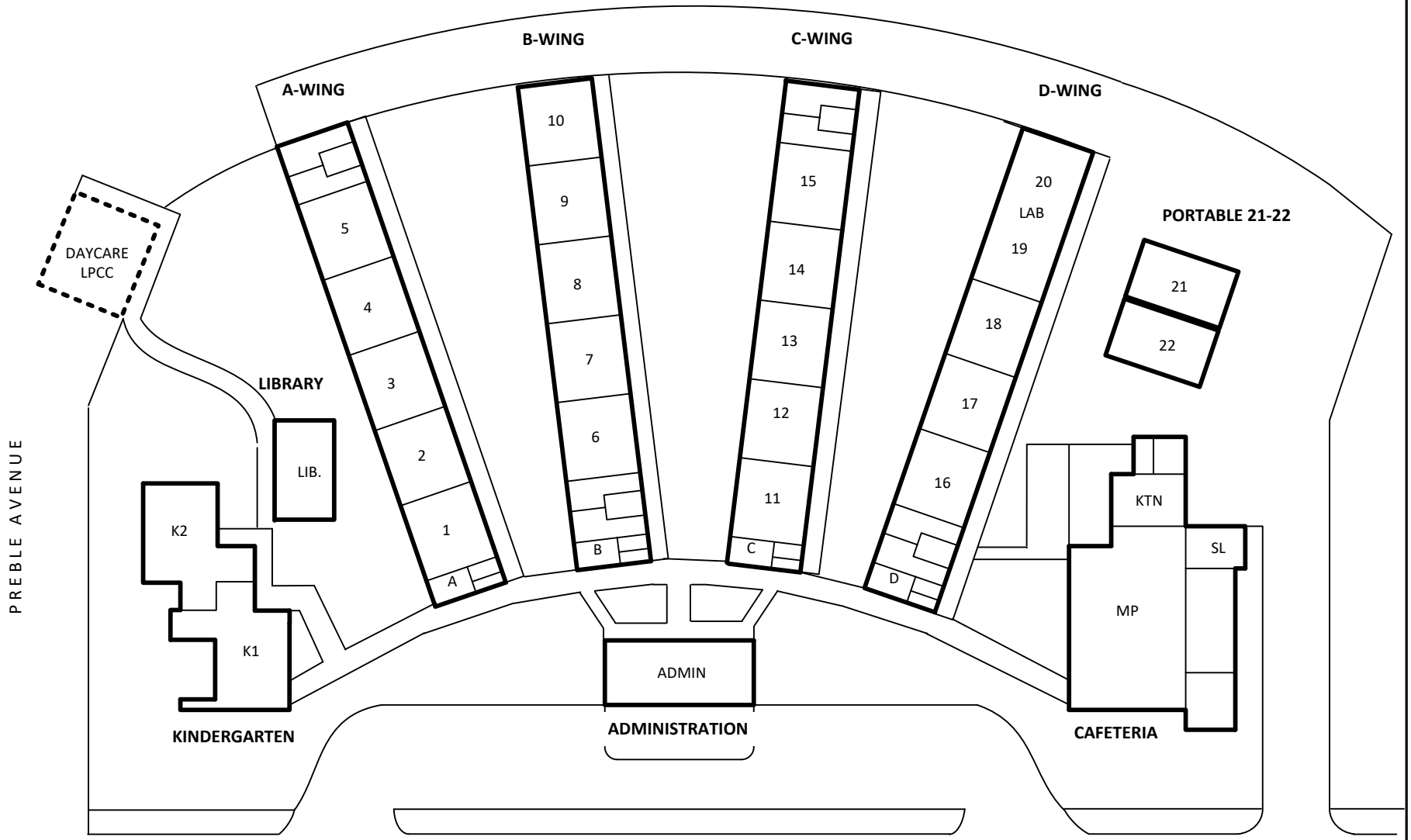


Wire mold end cap missing in Rooms 14 and 1



Water damaged ceiling tiles throughout Room 28

Lemon Grove Elementary School



LEMON GROVE SCHOOL

450 VALMORE AVENUE

SITE ACREAGE: **6.6**

SCALE: 1" = 60' 0"

0 30' 0" 50' 0" 100' 0"

N

8/24/21

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District/Ventura County Office of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 27
Lemon Grove School		Elementary	NUMBER OF RESTROOMS ON SITE: 16
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775	None	
TOTAL ESTIMATED BUILDING VOLUME (CUBIC FEET): 434,314	TOTAL ENROLLMENT: 250	TIME OF INSPECTION: 2PM	
TOTAL EST. SITE SQUARE FOOTAGE / ACREAGE: 448,550sf / 10.3Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 35,829	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	53	53	53	37	53	53	48	14	43	50	51	52	53	10	53
	Number of "D"s:	0	0	0	5	0	0	5	0	1	3	2	0	0	1	0
57	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
	Number of N/As:	4	4	4	15	4	4	4	43	13	4	4	4	4	46	4
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	100.00%	100.00%	88.10%	100.00%	100.00%	90.57%	100.00%	97.73%	94.34%	96.23%	X	100.00%	90.91%	100.00%
Total Percent per Category (average of above)*		100.00%			88.10%	100.00%		90.57%	98.87%		95.29%		0.00%		95.46%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			FAIR	GOOD		GOOD	GOOD		GOOD		POOR		GOOD	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:

DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE →	83.53%	SCHOOL RATING** →	FAIR

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 08/25/25 School Name: Lemon Grove Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 1,508sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Nurses Office	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Admin Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
K-1 1,350sf	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Wire mold is falling of the North wall.														
K-2 1,350sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
K1/K2 Exterior	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
K-3 960sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated.														
K-3 Exterior	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated.														
Kindergarten Play Area	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	D	✓
COMMENTS:	1. Holes in the fall surface in multiple locations.														
Room A 198sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 1 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 2 992sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. VCT floor tile is damaged by the door.														

PART II: EVALUATION DETAIL Date of Inspection: 08/25/25 School Name: Lemon Grove Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 3 992sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Cove base missing from the South wall. 2. Electrical outlet cover plate is broken on the East wall														
Classroom 4 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 5 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
A Wing Boy's RR 420sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
A Wing Girl's RR 420sf	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	D	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint at the East wall. 2. Left sink does not function.														
A Wing Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Climbing Playgrounds	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Room B 253sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 6 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 7 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 8 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 9 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 08/25/25 School Name: Lemon Grove Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 10 992sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles North East side of the room.														
B Wing Girl's RR 420sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
B Wing Boy's RR 420sf	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Electrical outlet cover plate is broken at the changing table.														
B Wing Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Room C 198sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher is missing from the room.														
Classroom 11 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 12 992sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Cabinet doors are peeling at the bottom. 2. . Excessive peeling paint at the South wall under the wire mold.														
Classroom 13 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 14 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Room 15 Library 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
C Wing Boy's RR 420sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
C Wing Girl's RR 420sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 08/25/25 School Name: Lemon Grove Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
C Wing Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Rainbow Bridge Playground	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Room D 330sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
D Wing Boy's RR 420sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
D Wing Girl's RR 420sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 16 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 17 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 18 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 19 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 20 960sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Center light fixture has bulbs burned out.														
D Wing Exterior	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 21 960sf	✓	✓	✓	D	✓	✓	D	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher is out of service date (6/17/24) 2. Water damage at the sink counter top. 3. Electrical outlet cover plate is broken North Wall														

PART II: EVALUATION DETAIL Date of Inspection: 08/25/25 School Name: Lemon Grove Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 22 960sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated.														
Classroom 21/22 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	X	✓	✓	✓
COMMENTS:	1. Excessive peeling paint at the North eaves of rooms 21 and 22. 2. Excessive rust and roof beam damaged North and South side of both buildings. 3. Signs of foundation rot at both buildings. 4. Siding rotted and damaged at Room 21 East wall.														
Cafeteria 4,488sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Kitchen 1,350sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher is out of service date (6/17/24)														
Room E-1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated.														
Room E-2	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Cafeteria Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Play Fields	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Parking Lot	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															

Marks: ✓ = Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not



Sink counter top is water damaged in room 21



Cove base missing from the South wall in Room 3



Broken outlet cover plate in Room 3



Hole in Kindergarten fall surface



Cabinet surface is peeling in Room 12



Wire mold falling off the North wall in room K1



Excessive peeling paint on the North eaves of rooms 21 & 22



Fire extinguisher is missing from Room C



Excessive rust and Beam damage on Rooms 21 and 22



Foundation and siding rot at Rooms 21 and 22



Electrical outlet cover plate is broken in the Wing B Boys restroom



Excessive peeling paint on the South wall under the wire mold in Room 12



Left sink faucet does not function in Bldg A Girls Restroom



Damaged VCT floor tile in Room 2 by the door



Fire extinguihsers are out of service date in the Kitchen and Room 21



Excessive peeling paint int he Wing A Girls restroom



Water damaged ceiling tiles in Room 10



Broken electrical outlet cover plate on the North wall of Room 21



Light bulbs burned out in Rooom 20

Lincoln Elementary School

EAST MAIN STREET



ANN STREET

HEMLOCK STREET

SANTA CLARA STREET

N

SITE ACREAGE: **3.7**

LINCOLN ELEMENTARY SCHOOL

1107 EAST SANTA CLARA STREET

SCALE: 1" = 60' 0"

0 30' 0" 50' 0" 100' 0"

Revised 7/15/13

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 12
Lincoln Elementary School		K-5	NUMBER OF RESTROOMS ON SITE: 11
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUME (CUBIC FEET): 212,801	TOTAL ENROLLMENT: 187	TIME OF INSPECTION: 2PM	
TOTAL EST. SITE SQUARE FOOTAGE / ACREAGE: 168,282sf / 3.86Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 19,258	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	33	30	33	15	33	33	29	7	27	32	32	30	27	10	28
	Number of "D"s:	0	0	0	7	0	0	4	0	2	1	1	3	6	0	5
33	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Number of N/As:	0	3	0	11	0	0	0	26	4	0	0	0	0	23	0
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	100.00%	100.00%	68.18%	100.00%	100.00%	87.88%	100.00%	93.10%	96.97%	96.97%	90.91%	81.82%	100.00%	84.85%
Total Percent per Category (average of above)*		100.00%			68.18%	100.00%		87.88%	96.55%		96.97%		86.37%		92.43%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			POOR	GOOD		FAIR	GOOD		GOOD		FAIR		GOOD	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	**DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE** →	91.05%	**SCHOOL RATING**** →	GOOD

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 12/17/25 School Name: Lincoln Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 1,624sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Admin Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	D	✓	✓
COMMENTS:	1. Excessive peeling paint on all rain gutters. 2. North rain gutter down spout is rusted out at the base.														
Speech Room 15 192sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 1 960sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Wire mold end cap is missing on the South wall. 2. Gap in the wire mold cover on the East wall.														
Classroom 2 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 3 960sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Extension cord is running past the door and under the door mat at the South door. Ceiling tiles falling at the center of the room.														
Classroom 4 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building A Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	D	✓	✓
COMMENTS:	1. Excessive peeling paint on the North trellis.														
Cafeteria 3,040sf	✓	✓	✓	D	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles falling. 2. Excessive peeling paint at the South West door. 3. Wire mold end cap is missing West wall.														
Kitchen 820sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Room 10 208sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Room 11 286sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher has been removed from the room.														

PART II: EVALUATION DETAIL Date of Inspection: 12/17/25 School Name: Lincoln Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Cafeteria Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	D	D	✓	✓
COMMENTS:	1. Excessive peeling paint at Room 11 window exterior. 2. Facia board is missing at trellis South side. 3. Trellis is rotted on the South side. 4. Contrasting stripe is missing from the stage exit stairs.														
Classroom 9 1,500sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1, Excessive peeling paint in the Boys restroom.														
Kindergarten Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	D	NA	✓
COMMENTS:	1. Signs of rot and peeling at the bottom of the sink cabinet. 2. Excessive peeling paint at the roof gutters, facia and East windows.														
Kindergarten Play Area	✓	NA	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Building B Girls RR 364sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building B Boys RR 364sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 5 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	D
COMMENTS:	1. Ceiling tiles falling. 2. North door threshold is loose.														
Classroom 6 960sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	D
COMMENTS:	1. Ceiling tiles falling. 2. Sink cabinet laminate is peeling. 3. Ceiling fan cover plate has fallen. 4. South door threshold is loose.														
Classroom 7 960sf	✓	✓	✓	✓	✓	✓	✓	NA	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Drinking fountain does not function.														
Classroom 8 Library 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	D
COMMENTS:	1. Excessive peeling paint at the South door. 2. Sink cabinet laminate is peeling.														
Building B Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	D	✓	✓
COMMENTS:	1. Excessive peeling paint on the North trellis and eaves. 2. Rain gutters are rusted by Room 5														
Classroom 12 960sf	✓	✓	✓	✓	✓	✓	✓	NA	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Drinking fountain does not function.														

PART II: EVALUATION DETAIL Date of Inspection: 12/17/25 School Name: Lincoln Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 13 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Portables 12-13 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	D	✓	✓
COMMENTS:	1. Weeds are growing out of the gutter and need to be cleaned.														
Classroom 14 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	D	✓	NA	✓
COMMENTS:															
Classroom 14 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:	1. Excessive rust at the South roof beams.														
Portable Girls RR 150sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles loose and missing.														
Portable Boys R150sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Portable Restroom Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	D	✓	✓	D
COMMENTS:	1. Signs of excessive rust on the Boys and Staff restroom doors. 4. Signs of foundation rot. 4. Door ADA signs missing or deteriorated at doors.														
Front Yard / Parking Lot	✓	NA	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Playfields	✓	NA	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	D
COMMENTS:	1. North fence along Main Street is falling down next to the wrought iron gate.														
COMMENTS:															
COMMENTS:															

Marks: ✓= Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not



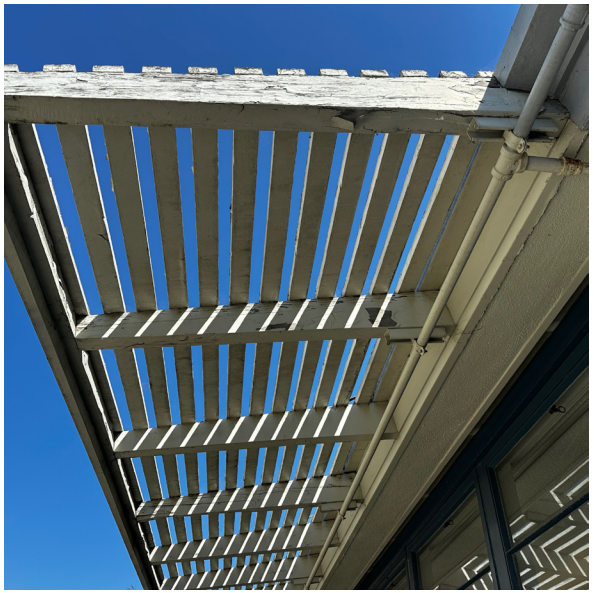
Excessive rust at Room 14 South roof beams



Excessive peeling paint at the Room 10 window exterior



Fascia missing and wood rotted at the Cafeteria South trellis



Excessive peeling paint on the Building A North trellis



Fence along Main Street is falling down



Excessive peeling paint in the Cafeteria at the South West door



Contrasting stripe is missing from the stage exit stair nosing’s



Excessive peeling paint in the Room 9 Boys restroom



Damaged floor HVAC register in the Cafeteria



Ceiling tiles falling in rooms 5 and 6



Exterior sink cabinet deteriorated at Room 9.



Ceiling tiles falling and missing in the cafeteria



Extension cord is running in front of the door in Room 3



Excessive peeling paint on the Admin rain gutters



Rain gutter downspout rusted out North of the Admin



Rusted rain gutter at Room 5



Ceiling tiles falling at the center of Room 3



North door thresholds are loose in Room 5 and 6



Damaged/peeling counter top laminate next to the sink in Room 5



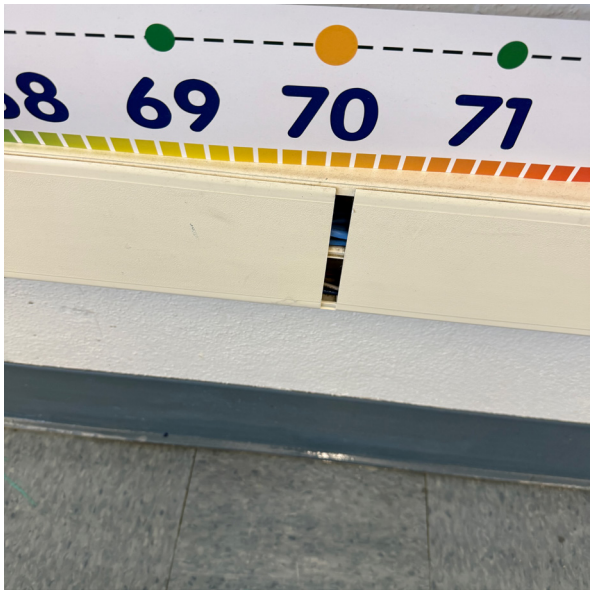
Cabinet laminate is peeling in Rooms 6 and 8



Excessive peeling paint at the Kindergarten East exterior windows



Wire mold end cap is missing in Room 1 and Cafeteria



Gap in wire mold cover on East wall in Room 1 live wires accessible



Excessive peeling paint at Kindergarten building exterior gutters and fascia



Ceiling tiles loose at portable Girls restroom



Signs of foundation rot at the portable restroom building



Missing ADA signage Portable restroom doors

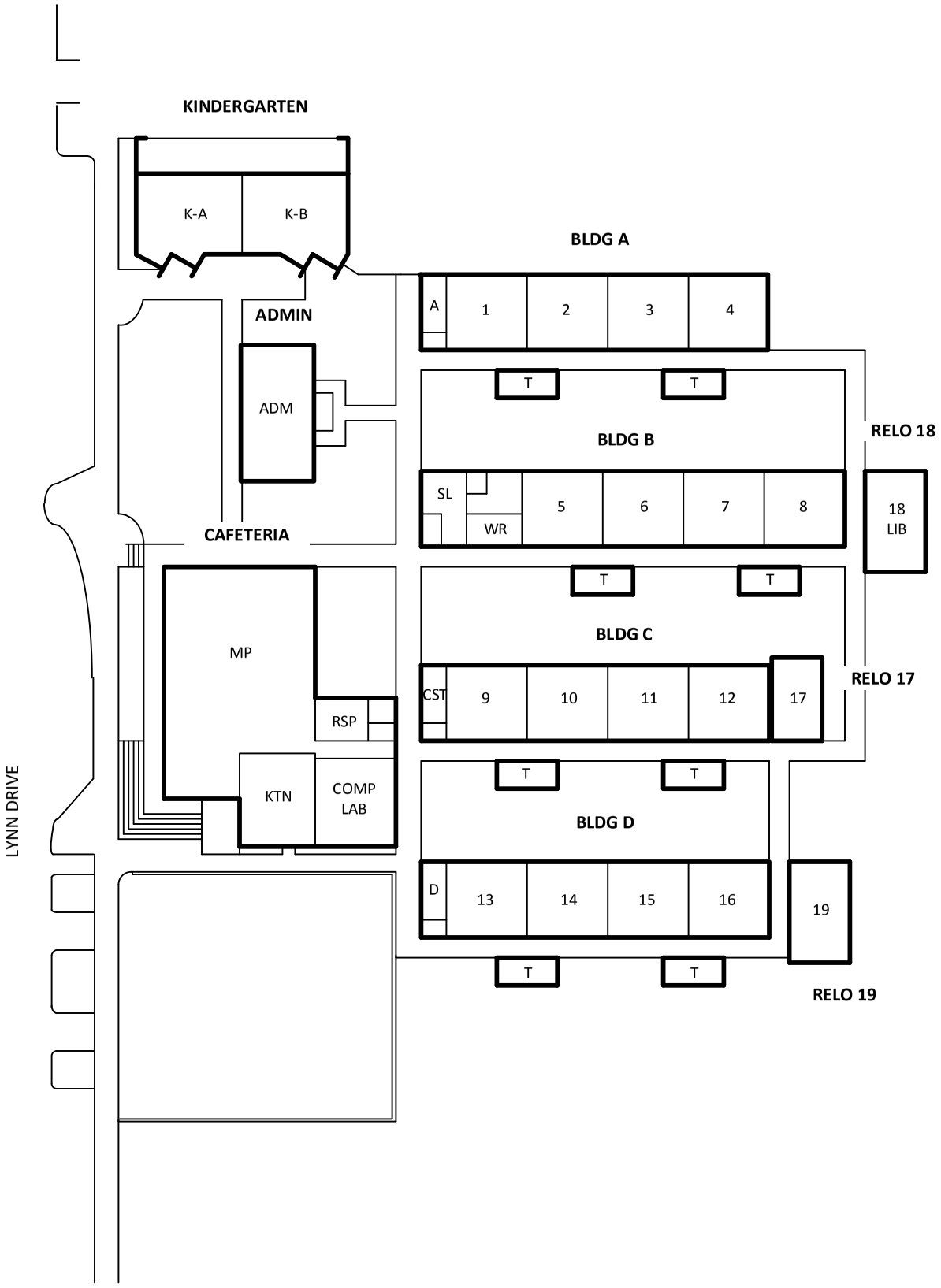


Weeds growing out of the roof gutter at Modular 12 & 13 exterior



Drinking fountain does not function in Room 12

Loma Vista Elementary School



LOMA VISTA ELEMENTARY SCHOOL

300 LYNN DRIVE

SCALE: 1" = 60' 0"

0 30' 0" 50' 0" 100' 0"

SITE ACREAGE: **10.0**

Revised 12/12/13

STATE OF CALIFORNIA

FACILITY INSPECTION TOOL(FIT)

SCHOOL FACILITY CONDITIONS EVALUATION

(REV 05/09)

STATE ALLOCATION BOARD

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District/Ventura County Office of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 20
Loma Vista Elementary School		K-5	NUMBER OF RESTROOMS ON SITE: 26
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUMNE (CUBIC FEET): 385,664	TOTAL ENROLLMENT: 336	TIME OF INSPECTION: 2PM	
TOTAL EST. SITE SQUARE FOOTAGE / ACREAGE: 398,550sf / 9.15Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 31,235	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	53	51	53	36	54	52	51	17	44	47	48	54	51	9	53
	Number of "D"s:	0	0	0	7	0	2	2	0	2	6	5	0	0	3	1
58	Number of "X"s:	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0
	Number of N/As:	5	7	5	15	4	4	4	41	12	5	5	4	7	46	4
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	100.00%	100.00%	83.72%	100.00%	96.30%	X	100.00%	95.65%	88.68%	90.57%	100.00%	100.00%	75.00%	98.15%
Total Percent per Category (average of above)*		100.00%			83.72%	98.15%		0.00%	97.83%		89.63%		100.00%		86.58%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			FAIR	GOOD		POOR	GOOD		FAIR		GOOD		FAIR	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	**DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE** →	81.99%	**SCHOOL RATING**** →	FAIR

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 08/26/25 School Name: Loma Vista Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 1,595sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Admin Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom K-A 1,512sf	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ants present at the sink during inspection.														
Classroom K-B 1,512sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint on the windows above the sink at the South wall.														
Kindergarten Exterior	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Kindergarten Play Area	✓	NA	✓	NA	✓	✓	✓	NA	NA	NA	NA	✓	NA	D	✓
COMMENTS:	1. Numerous holes in the rubber fall surface.														
Room A 150sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 1 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles at the South East corner														
Classroom 2 960sf	✓	✓	✓	D	✓	✓	✓	NA	D	D	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles above the sink. 2. The fire alarm wire mold is falling off the wall by the North door														
Classroom 3 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The sink cabinet door handle is missing a screw.														
Classroom 4 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles above the sink. 2. The fire alarm wire mold is falling off the wall by the North door														
Building A Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	✓	✓
COMMENTS:	1. Excessive peeling paint at the East roof eaves.														

PART II: EVALUATION DETAIL Date of Inspection: 08/26/25 School Name: Loma Vista Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Bldg A Preschool RR West 72sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building A Boys RR West 72sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building A Boys RR East 72sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building A Girls RR East 72sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling plaster and paint on the walls and ceilings.														
Resource Room	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 5 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Ants present by the South door at time of inspection.														
Classroom 6 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. The fire alarm wire mold is falling off the wall by the North door														
Classroom 7 960sf	✓	✓	✓	✓	✓	D	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Rat traps present in the room under the sink at the time of inspection.														
Classroom 8 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building B Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:	1. Excessive peeling paint at the North eaves at classroom 8.														
Building B Girls RR West 72sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated														
Building B Boys RR West 72sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated														

PART II: EVALUATION DETAIL Date of Inspection: 08/26/25 School Name: Loma Vista Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Bldg B Unisex RR East 72sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	COMMENTS:	Used for storage, not evaluated													
Bldg B Unisex RR East 72sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	COMMENTS:	Used for storage, not evaluated													
Library 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Library Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:														
Classroom 9 960sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. The GFCI at the sink did not function at time of testing													
Classroom 10 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
	COMMENTS:	1. Fire alarm wire mold has detached from the wall and is hanging by the wires.													
Classroom 11 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
	COMMENTS:	1. Fire alarm wire mold has detached from the wall and is hanging by the wires.													
Classroom 12 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Water damaged ceiling tiles above the sink.													
Classroom 17	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Building C Girls RR West 72sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Building C Boys RR West 72sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	NA	✓
	COMMENTS:	1. Excessive peeling plaster and paint on the walls and ceilings.													
Building C Girls RR East 72sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														

PART II: EVALUATION DETAIL Date of Inspection: 08/26/25 School Name: Loma Vista Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building C Boys RR East 72sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building C Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Room B	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Room C	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 13 960sf	✓	✓	✓	✓	✓	✓	X	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Wiremold corner trim is missing in the SE corner of the room, the Promethean Board. Exposed live wires.														
Classroom 14 960sf	✓	✓	✓	✓	✓	✓	✓	NA	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Wiremold end cap is missing along the South wall														
Classroom 15 960sf	✓	✓	✓	✓	✓	✓	D	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire alarm wire mold has detached from the wall.														
Classroom 16 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building D Girls RR West 72sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building D Boys RR West 72sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building D Girls RR East 72sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building D Boys RR East 72sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint throughout.														

PART II: EVALUATION DETAIL Date of Inspection: 08/26/25 School Name: Loma Vista Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building D Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 19 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Carpet seam is peeling at the center modular line.														
Relo 19 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Cafeteria 5,264sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Kitchen 600sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Café Office 360sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	D
COMMENTS:	1. Broken window at the North elevation.														
Computer Lab 1,024sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Cafeteria Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	D	✓
COMMENTS:	1. Exterior screen missing at upper roof soffit. 2. Contrasting stripe is missing from the exterior stair treads.														
Front Yard / Parking Lot	✓	NA	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	NA	D	✓
COMMENTS:	1. Contrasting stripe is missing from the exterior stair treads.														
Playfields	NA	NA	NA	NA	✓	✓	✓	NA	NA	✓	✓	✓	NA	✓	✓
COMMENTS:															

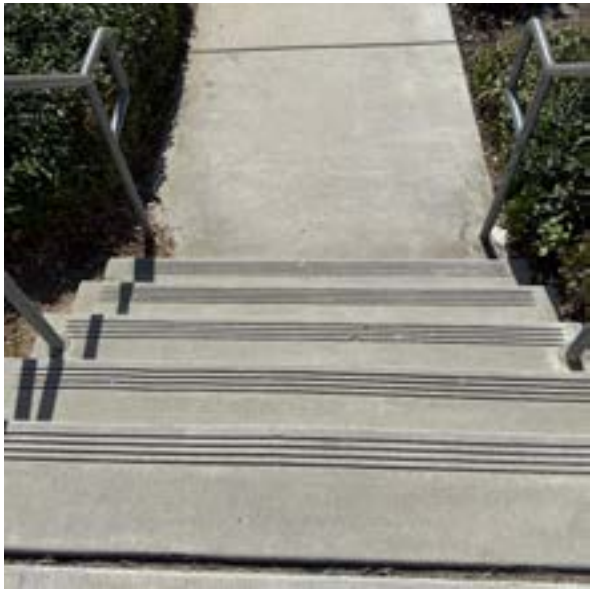
Marks: ✓= Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable



Contrasting stripe missing from the cafeteria exterior stairs



Broken window at Cafeteria Office room, no safety film installed



Contrasting stripe missing from the parkng lot stairs



Numerous holes in the rubber fall surface at the kindergarten play area



Screens at roof eaves deteriorated at Cafeteria building



Excessive peeling paint at classroom 8 North eaves



Fire alarm wire mold has detached from the wall in rooms 2, 4, 6, 10, 11, 15



Wire mold end cap missing in room 14 South wall



Wire mold corner trim missing from SE corner in Room 13. Exposed live wires!



Ants by the sink in Room K-A



Excessive peeling paint on the windows at the South Wall in Room K-B



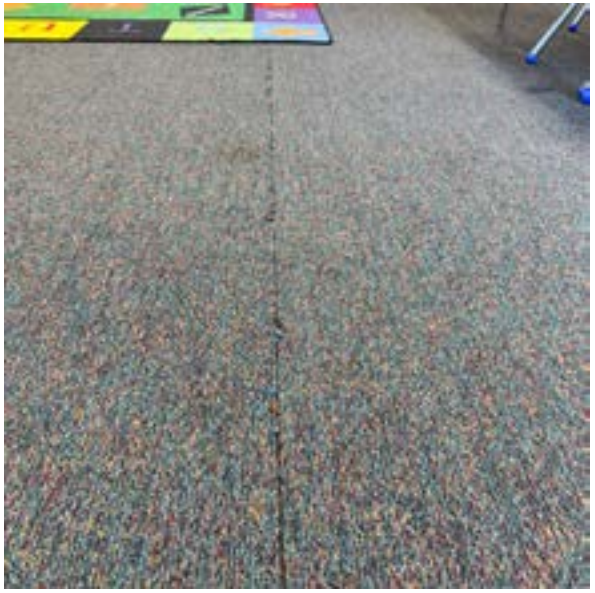
Sink canimet handle is misisng a screw in Room 3



The GFCI by the sink in Room 9 did not function when tested



Water damaged ceiling tiles in multiple locations through the campus



Carpet seam is peeling in Room 19



Multiple rats traps present in Classroom 7



Excessive peeling paint on the Building A East facia

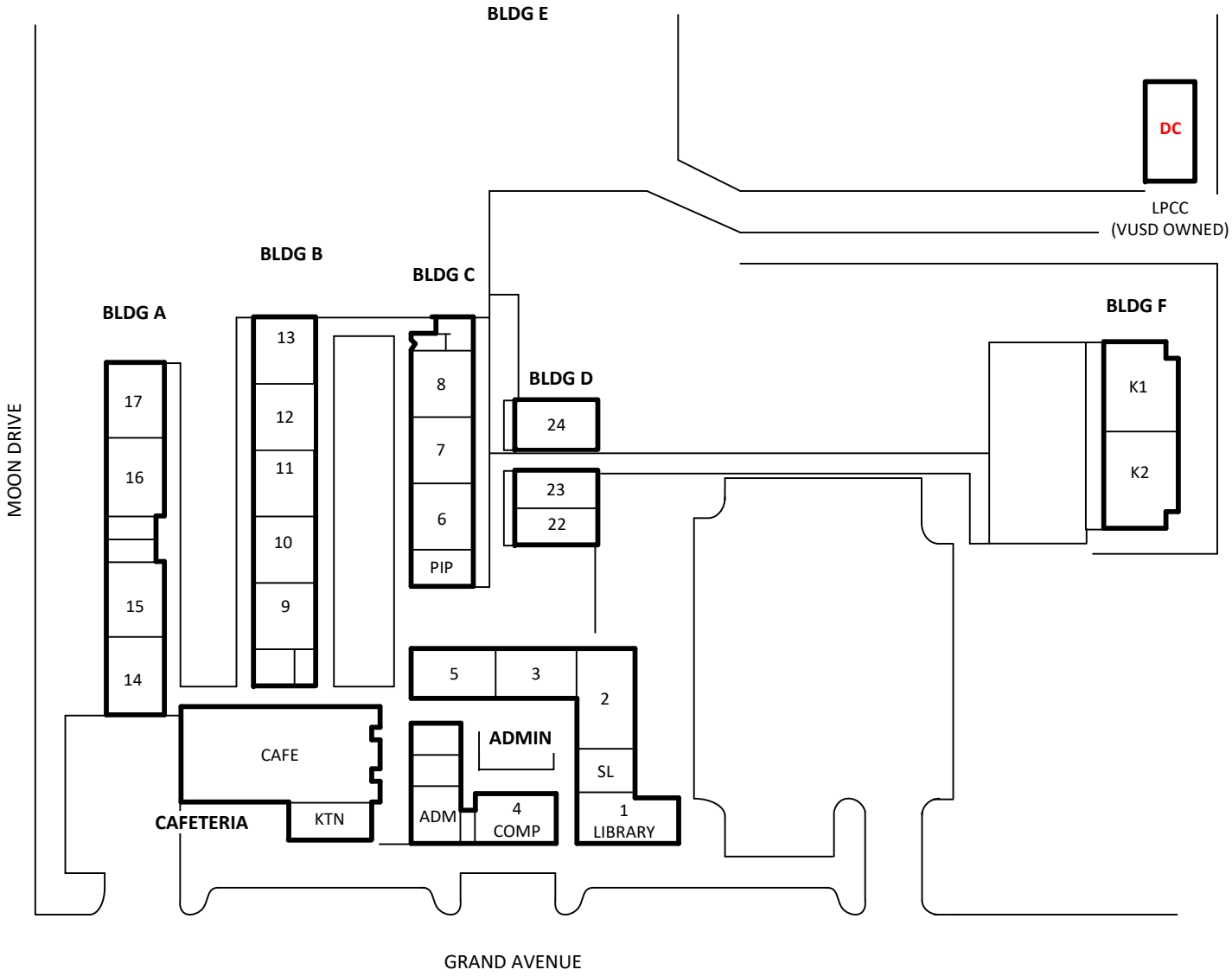


Ant by the South door at Room 5



Excessive peeling paint throughout Bldg D Boys East Restroom

Montalvo Elementary School



SITE ACREAGE: **6.8**

MONTALVO ELEMENTARY SCHOOL

2050 GRAND AVENUE

N

Scale: 1in = 80ft. 0in.

0 ft. 48 ft. 80 ft. 160 ft.

Revised 1/26/2023

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District/Ventura County Office of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 26
Montalvo Elementary School		K-5	NUMBER OF RESTROOMS ON SITE: 13
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUME (CUBIC FEET): 381,648	TOTAL ENROLLMENT: 399	TIME OF INSPECTION: 4PM	
TOTAL EST. SITE SQUARE FOOTAGE / ACREAGE: 306,557sf / 7.04Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 31,804	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	47	47	47	34	44	46	45	12	42	47	47	40	46	13	47
	Number of "D"s:	0	0	0	6	3	1	2	0	2	0	0	3	1	0	0
47	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0
	Number of N/As:	0	0	0	7	0	0	0	35	3	0	0	0	0	34	0
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	100.00%	100.00%	85.00%	93.62%	97.87%	95.74%	100.00%	95.45%	100.00%	100.00%	X	97.87%	100.00%	100.00%
Total Percent per Category (average of above)*		100.00%			85.00%	95.75%		95.74%	97.73%		100.00%		0.00%		100.00%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			FAIR	GOOD		GOOD	GOOD		GOOD		POOR		GOOD	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	**DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE** →	84.28%	**SCHOOL RATING**** →	FAIR

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 12/17/25 School Name: Montalvo Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 810sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Nurses Office	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Admin Courtyard	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Admin Girls RR 336 sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Admin Boys RR 280sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Library 1,118sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Teachers Lounge 418sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 2 1,026sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Cabinet surface and sink back splash next to the sink is deteriorated.														
Classroom 3 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint at the East windows. 2 Chipped plaster above sink.														
Classroom 4 ELOP 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 5 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	D	NA	✓
COMMENTS:															
Admin Building Exterior	✓	✓	✓	✓	D	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:	1. Excessive peeling paint on East side at Room 3. 2. Excessive peeling paint at the West windows.														

PART II: EVALUATION DETAIL Date of Inspection: 12/17/25 School Name: Montalvo Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Cafeteria 3,450sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Kitchen 816sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Cafeteria Exterior	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 14 1,008sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 15 1,008sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building A Boy's RR 264sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building A Girl's RR 264sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 16 1,008sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 17 1,008sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Building A Exterior	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	D	✓	✓	✓
COMMENTS:	1. Arcard posts by Room 15 are rotted at the base.														
COMMENTS:															
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 12/17/25 School Name: Montalvo Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
	COMMENTS:														
	COMMENTS:														
	COMMENTS:														
Classroom 9 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 10 992sf	✓	✓	✓	✓	✓	✓	D	NA	D	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Sink Outlet GFCI did not function. 2. Drinking fountain is loose and needs to be secured.													
Classroom 11 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 12 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 13 992sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Wall surface deteriorated on the East wall. 2. Sink outlet GFCI did not function when tested.													
Building B Exterior	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:														
Counselor's Room 434sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 6 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 7 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														

PART II: EVALUATION DETAIL Date of Inspection: 12/17/25 School Name: Montalvo Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 8 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building C Girl's RR 198sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles missing and falling.														
Building C Boy's RR 198sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint and wall paneling on the East wall. 2. Ceiling tiles falling at the door.														
Building C Exterior	✓	✓	✓	NA	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
COMMENTS:	1. Excessive peeling paint on South side window shades.														
Classroom 22 720sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	X	✓	NA	✓
COMMENTS:	1. The floor slopes excessively to the outsides, possible foundation damage.														
Classroom 22 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	D	✓	✓	✓
COMMENTS:	1. Signs of foundation rot. 2. Ramp surface is deteriorated.														
Classroom 23 720sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	X	✓	NA	✓
COMMENTS:	1. Floor support at East wall is failing and deteriorated.														
Classroom 23 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	X	✓	✓	✓
COMMENTS:	1. East wall siding deteriorated, interior framing and insulation exposed. 3. Signs of foundation rot.														
Classroom 24 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	X	✓	NA	✓
COMMENTS:	1. East floor structure is rotted and deteriorated under the white board.														
Classroom 24 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	D	✓	✓	✓
COMMENTS:	1. Excessive rust on South side modular line roof beams. 2. Siding is rotted at the South wall														
Playground	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom K1 1,512sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 12/17/25 School Name: Montalvo Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom K2 1,512sf	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Signs of termites at North West classroom sink.														
Building F Exterior	✓	✓	✓	✓	D	✓	✓	NA	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint on South facia. 2. Drinking fountain does not drain.														
K Playground	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Parking Lot	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
COMMENTS:															

Marks: ✓ = Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable
Use additional sheets as necessary.



Excessive peeling paint on the Building F South eaves



Signs of foundation rot on Room 22



Excessive peeling paint on Admin Building East exterior at Room 3



Cabinet surface deteriorated next to the sink in Room 2



Excessive peeling paint at the Library exterior windows



Excessive peeling paint at the Building C South window shades



Ceiling tile falling at door in Building C Boys restroom



Peeling Paint and wall surface on East wall in Bldg C Boys restroom



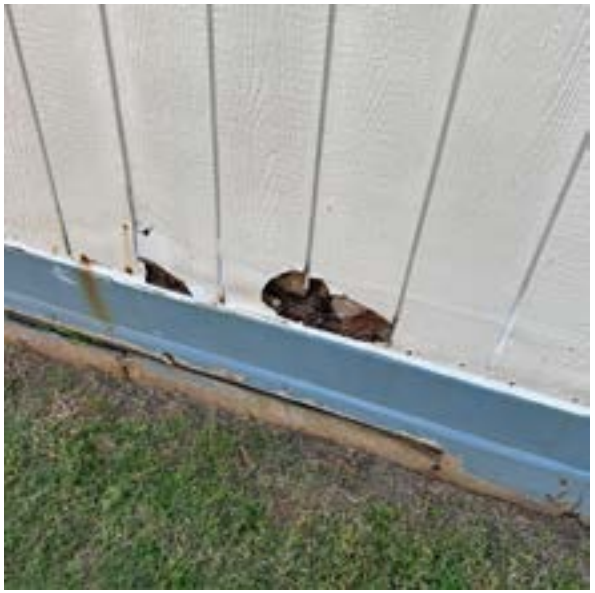
Excessive rust at Building 24 South modular line roof beams



Ceiling tiles missing and falling in Building C Girls Restroom



GFCI sink outlets did not function in Rooms 10 and 13



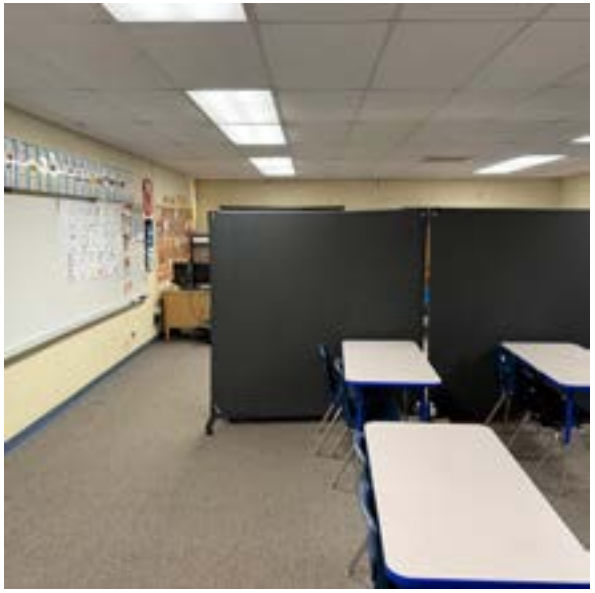
Damaged and rotted siding at Building 23 and 24



Peeling wall surface in room 13



Arcade posts are rotted and deteriorated by Room 15



Extreme floor slop in Room 24



Damaged plaster in Room 3 at the sink



Excessive peeling paint in Room 3 by the windows



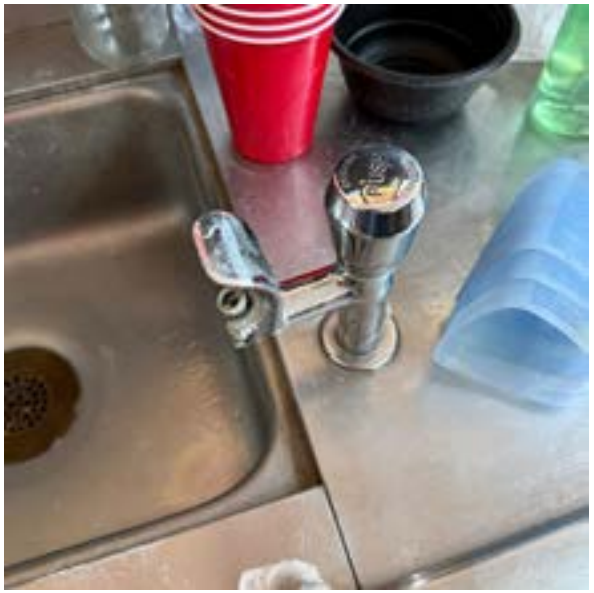
Extreme structural floor damage East wall of Room 24



Drinking fountain does not drain at Kindergarten building



Signs of termites at North West sink in Room K2



Drinking fountain loose in Room 10

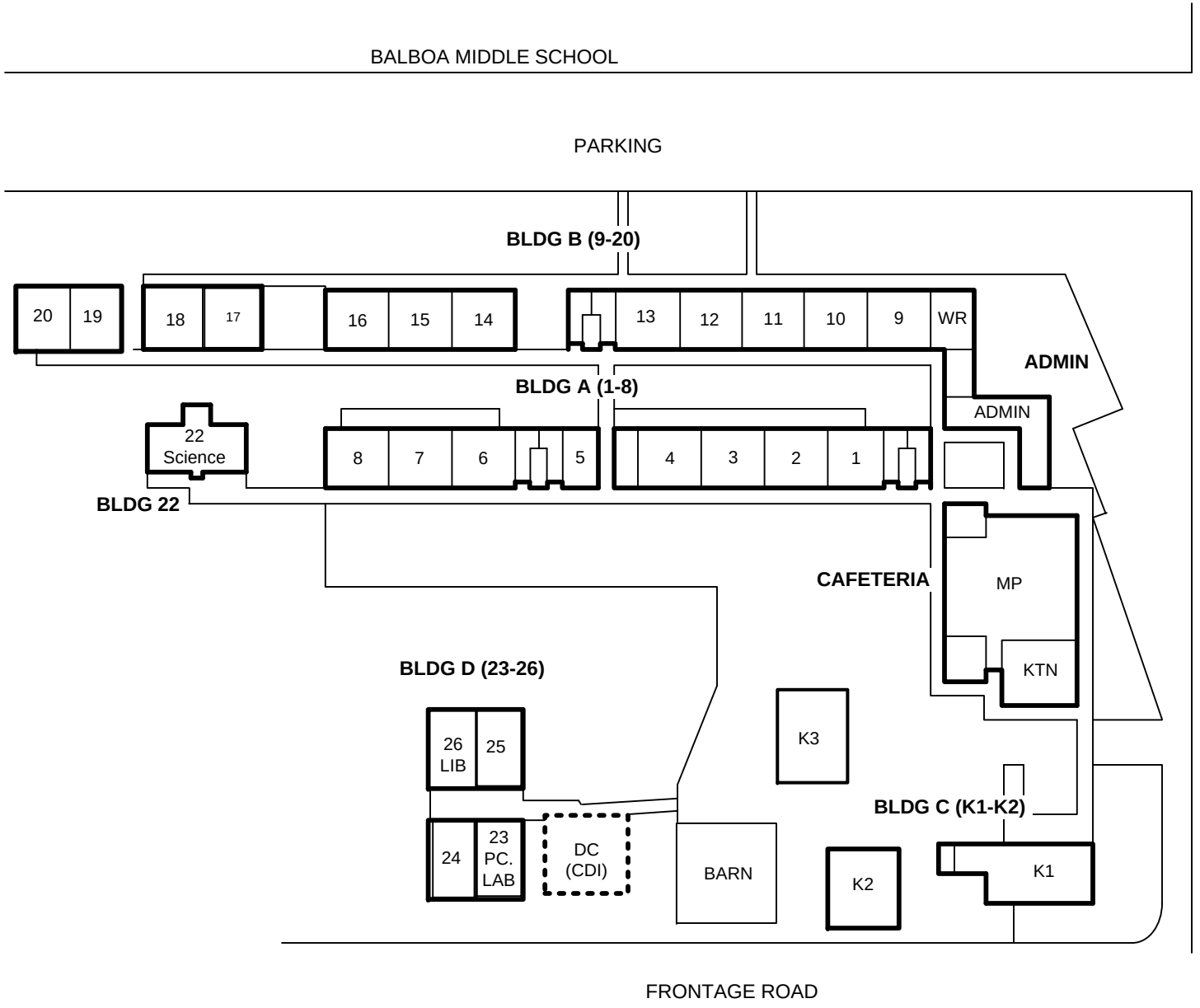


Ramp surface deteriorated at Room 22



Floor is failing at Room 23

Mound Elementary School



N

SCALE: 1" = 80' 0"

0 60' 0" 100' 0" 200' 0"

MOUND ELEMENTARY SCHOOL

455 HILL ROAD

SITE ACREAGE: **7.9**

Revised 9/2018

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District/ Ventura County Office of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 24
Mound Elementary School		K-5	NUMBER OF RESTROOMS ON SITE: 15
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUME (CUBIC FEET): 388,072	TOTAL ENROLLMENT: 524	TIME OF INSPECTION: 2PM	
TOTAL EST. SITE SQUARE FOOTAGE / ACREAGE: 388,628sf / 8.92Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 35,900	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	51	51	53	30	53	53	50	12	48	53	49	52	49	12	51
	Number of "D"s:	0	0	0	8	0	0	3	0	0	0	4	0	4	1	2
53	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
	Number of N/As:	2	2	0	15	0	0	0	41	5	0	0	0	0	40	0
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	100.00%	100.00%	78.95%	100.00%	100.00%	94.34%	100.00%	100.00%	100.00%	92.45%	X	92.45%	92.31%	96.23%
Total Percent per Category (average of above)*		100.00%			78.95%	100.00%		94.34%	100.00%		96.23%		0.00%		94.27%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			FAIR	GOOD		GOOD	GOOD		GOOD		POOR		GOOD	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	**DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE** →	82.97%	**SCHOOL RATING**** →	FAIR

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 12/15/25 School Name: Mound Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 1,118sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Admin Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Cafeteria 3,792sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	D	✓	✓	NA	✓
COMMENTS:	1. VCT flooring is pitted and has divots throughout. 2. Excessive peeling paint next to the HVAC return register														
Kitchen 1,102sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Cafeteria Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 1 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 2 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 3 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 4 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 5A 234sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 5B 306sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 6 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 12/15/25 School Name: Mound Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 7 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 8 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building A Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Building A Girls RR East 297sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building A Boys RR East 297sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint on the ceiling.														
Building A Girls RR West 297sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint on the ceilings.														
Building A Boys RR West 297sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint on the ceiling.														
Classroom 22 Science 1,600sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Sink cabinet laminate is peeling.														
Building 22 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Building 22 Play Area	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 9 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles at the South wall.														
Classroom 10 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 12/15/25 School Name: Mound Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 11 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 12 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 13 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 14 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 15 960sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The electrical outlet in the wire mold by the teachers desk is falling out of the wire mold when unplugged.														
Classroom 16 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building B Girls RR 297sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint on the ceiling.														
Building B Boys RR 297sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building B Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	D	✓	✓
COMMENTS:	1. Rusted roof gutters at all rooms North and South elevation. 2. Excessive peeling paint at Room South 14 windows. 3. Excessive peeling by on the West exterior wall be the restrooms.														
Computer Room 17 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 18 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 17-18 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	D	✓	✓
COMMENTS:	1. Rotted roof plywood at the North and South eaves on room 18														

PART II: EVALUATION DETAIL Date of Inspection: 12/15/25 School Name: Mound Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 19 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Water damaged ceiling tiles above the teacher's desk.													
Classroom 20 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Building 19-20 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:														
Classroom K1 1,845sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Excessive peeling paint on the North wall next to the windows. 2. Water damaged ceiling tiles. 3. Damaged wall surface at sink faucet.													
Building C Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	D
	COMMENTS:	1. North back door is rotted and deteriorated.													
Kindergarten Play Area	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:														
Classroom K2 1,440sf	✓	✓	✓	D	✓	✓	D	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Damaged floor tiles in both restrooms. 2. Secure or clear over head storage both restrooms and classrooms 3. Remove items away minimum 3 ft from electrical panel													
Building K2 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:														
Classroom K3 1,560sf	✓	✓	✓	D	✓	✓	D	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Need improvement to cord layout- trip hazard 2. Secure or remove overhead storage 3. Secure tech storage													
Classroom K3 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	D	✓	D
	COMMENTS:	1. North gutter is growing weeds. 2. Door signs are faded and missing information.													
Classroom 23 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 24 960sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														

PART II: EVALUATION DETAIL Date of Inspection: 12/15/25 School Name: Mound Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 25 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 26 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building D Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	X	D	NA	✓
COMMENTS:	1. Excessive peeling paint at Room 24 North Eaves. 2. Excessive rust and structural damage at Rooms 23, 25 & 26 North and South roof beams. 3. South rain gutters are clogged with leaves and weeds growing.														
Front Yard / Parking Lot	NA	NA	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Playfields	NA	NA	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	D	✓
COMMENTS:	1. Needs fencing or signage due to potential harm to students														
COMMENTS:															
COMMENTS:															
COMMENTS:															

Marks: ✓ = Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable
Use additional sheets as necessary.



Water damaged ceiling tiles above teachers desk in Room 19



Damaged VCT floor tiles in both Restrooms of Room K2



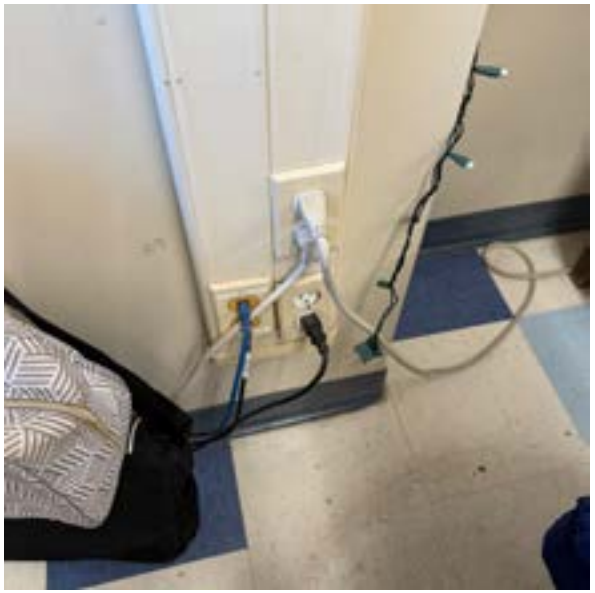
Excessive peeling paint at Room 14 windows



Excessive peeling paint in all Bldg A and B restroom walls and ceilings



Rain gutters rusted at Building B North and South side



Electrical outlet by teacher's desk pulls out of wire mold



Excessive peeling paint on Room 24 North eaves



Excessive peeling paint at HVAC return in Auditorium



Excessive peeling paint on the West wall of Building B by the restrooms



Excessive rust at the North and South Roof beams of Room 24 and 25



Excessive rust damage at the South roof beams of room 25 & 26



Pitting and divots in the Cafeteria VCT flooring



Rotted roof plywood on Room 18 North and South eaves



K1 North rear door is rotted and deteriorated



Damaged plaster at the K1 classroom sink



Water damaged ceiling tile in Room K1



Sink cabinet laminate is peeling in Room 22



Excessive peeling paint in Room K1 North wall



Room K3 door signs are deteriorated and faded, missing information

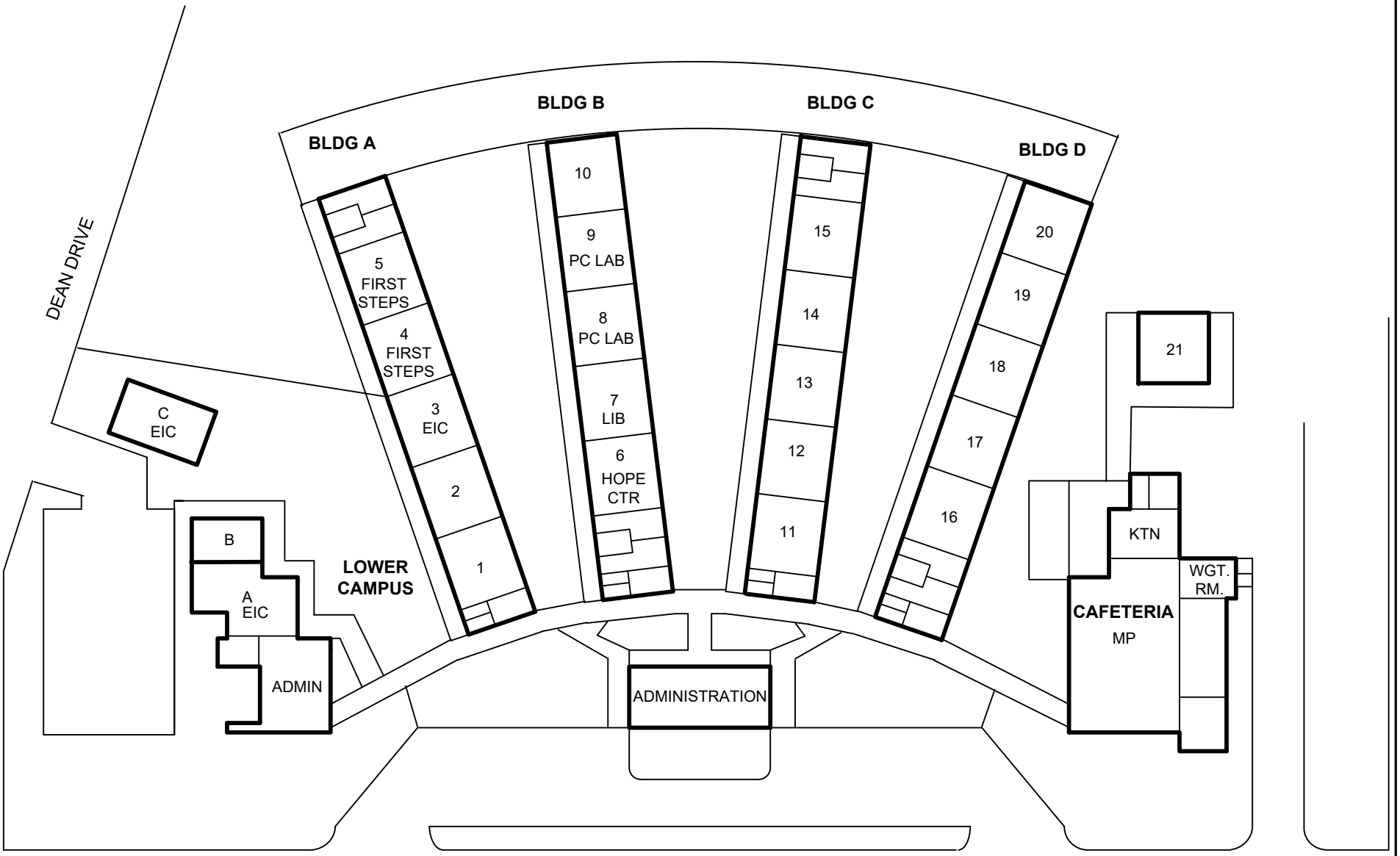


Room 23 and 24 South gutters are clogged with leaves and growing weeds



Room K3 North gutters are growing weeds

Pacific High School



PACIFIC HIGH SCHOOL

501 COLLEGE DRIVE

SITE ACREAGE: **9.2**

SCALE: 1" = 60' 0"

0 30' 0" 50' 0" 100' 0"

Revised 8/20/2016

STATE OF CALIFORNIA

FACILITY INSPECTION TOOL(FIT)

SCHOOL FACILITY CONDITIONS EVALUATION

(REV 05/09)

STATE ALLOCATION BOARD

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District/Ventura County Office of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 20
Pacific High School		Grades 9-12	NUMBER OF RESTROOMS ON SITE:
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUMNE (CUBIC FEET): 501,722	TOTAL ENROLLMENT: 199	TIME OF INSPECTION: 3PM	
TOTAL EST. SITE SQUARE FOOTAGE / ACREAGE: 391,831sf / 9Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 43,685	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	58	55	58	33	58	54	52	10	52	56	55	56	57	12	55
	Number of "D"s:	0	1	0	13	0	4	5	0	0	2	3	1	1	0	3
58	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
	Number of N/As:	0	2	0	12	0	0	1	48	6	0	0	0	0	46	0
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	98.21%	100.00%	71.74%	100.00%	93.10%	91.23%	100.00%	100.00%	96.55%	94.83%	X	98.28%	100.00%	94.83%
Total Percent per Category (average of above)*		99.40%			71.74%	96.55%		91.23%	100.00%		95.69%		0.00%		97.42%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			POOR	GOOD		GOOD	GOOD		GOOD		POOR		GOOD	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	**DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE** →	81.50%	**SCHOOL RATING**** →	FAIR

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

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Admin 1,508sf	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Admin Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Lower Campus Admin 1,698sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Lagoon Classroom A 900sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Independent Study B 900sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	D
COMMENTS:	1. West exterior door is deteriorated.														
Lower Admin Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Relo C 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Relo C Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	X	✓	✓	✓
COMMENTS:	1. Excessive rust at the North roof beams. 2. The ADA ramp surface is rusted and warped, possible trip hazard.														
Classroom 1 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 2 960sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Carpet seams are fraying. 2. The GFCI outlet by the sink did not function when tested.														
Classroom 3 960sf	✓	✓	✓	D	✓	D	✓	NA	✓	✓	✓	✓	✓	NA	D
COMMENTS:	1. Broken ceramic tile at the window sill on the far right window. 2. Ants present by the sink at time of inspection.														
Classroom 4 960sf	✓	✓	✓	✓	✓	D	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ants present by the sink at time of inspection.														

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Classroom 5 960sf	✓	✓	✓	D	✓	D	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Lower sink cabinet doors are peeling and missing handle/knobs. 2. Ants present by the sink at time of inspection. 3. The GFCI outlet by the sink did not function when tested.														
Building A Girls RR 420sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building A Boys RR 420sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building A Liasson Room 190sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building A Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Preschool Play Area	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Health Office 540sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Room 6 Hope Center 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 7 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Room 8 Records & Attendance 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles are falling at the center of the room.														
Room 9 Computer Lab 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Room 10 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles in two locations.														

PART II: EVALUATION DETAIL Date of Inspection: 09/04/25 School Name: Pacific High School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Liaison 198sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Police Office 132sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building B Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Building B Office 198sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher is missing from the room.														
Classroom 11 960sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint at the window mullions. 2. Damaged and lifting VCT tiles at the entrance door. 3. Wire mold end cap is missing on the East wall														
Classroom 12 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Broken ceramic tile at the sink countertop. 2. Excessive peeling paint at the window mullions. 3. Cove base missing at the South wall.														
Classroom 13 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint at the South windows. 2. Water Damaged ceiling tiles.														
Classroom 14 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 15 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building C Girls RR 420sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building C Boys RR 420sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building C Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 09/04/25 School Name: Pacific High School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building D Girls RR 420sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building D Boys RR 420sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 16 960sf	✓	D	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. VCT tiles are missing/damaged under the sink. 2. HVAC thermostat is cracked.														
Classroom 17 960sf	✓	✓	✓	D	✓	D	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint at the North window mullions. 2. Ants present at the sink at the time of inspection.														
Classroom 18 960sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. VCT is lifting and loose under sink cabinet. 2. Power cord is running across the doorway. 3. Excessive peeling paint on the North windows.														
Classroom 19 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint at the window mullions.														
Classroom 20 960sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Floor base missing at the South wall. 2. Sink GFCI does not function.														
Building D Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Room 21 Science Lab 1,440sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 21 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	D	D	✓	✓
COMMENTS:	1. Excessive rust at the roof gutter with weeds growing. 2. ADA ramp surface is deteriorated and rusty.														
Kitchen 1,395sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Cafeteria 3,968sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 09/04/25 School Name: Pacific High School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Weight room 425sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Student Services 441sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Cafeteria Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Playfields	✓	NA	✓	NA	✓	✓	NA	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Parking Lot	✓	NA	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Sa'aliyas Ranch 1,600sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	NA	D
COMMENTS:	1. Staff restroom door closer is leaking oil.														
Sa'aliyas Ranch Outdoor Classroom	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Ranch Greenhouse 1,632sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 22 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 23 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
COMMENTS:															

Marks: ✓ = Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable
Use additional sheets as necessary.



Missing/damaged VCT tiles under the sink in room 16



Cove base missing in room 12



VCT time is lifting and loose under sink in room 18



Damaged and lifting VCT tile at Room 11



Ceramic tile broken at window sill in classroom 3



Broken ceramic tile at the edge of room 12 sink



ADA ramp to Relo C rusted and deteriorated



Wire mold end cap missing in Room 11



ADA ramp to Room 21 rusted and warped



Ranch staff restroom door closer is leaking oil



Excessive peeling paint on window mullions in rooms 11, 12, 17 and 19



Independent study exterior door is deteriorated



Ceiling tiles falling in Room 8



Carpet seam is fraying in room 2



GFCI at the sinks in Rooms 2, 5, 20 did not function when tested



Cabinet doors peeling and missing knobs in Room 5 lower sink



Water Damaged ceiling tiles in Room 10



Excessive rust on the North roof beams at Relocatable C



Excessive rust and weeds in the Room 21 roof gutters



Power cord runs across doorway in room 18



Ants present by the sinks in Rooms 3, 4, 5, 17

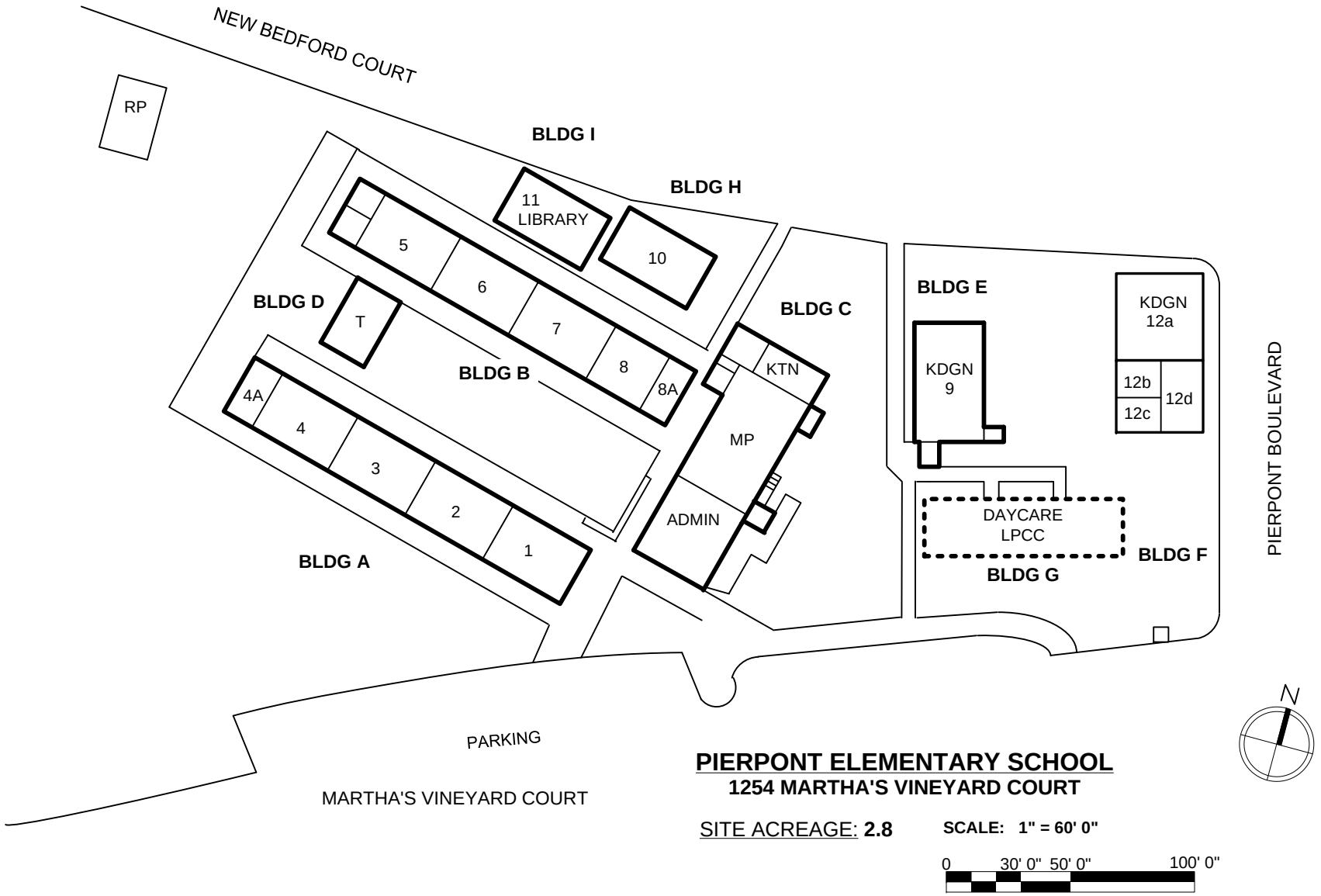


Fire extinguisher missing



Thermostat face is cracked in room 16

Pierpont Elementary School



PIERPONT ELEMENTARY SCHOOL

1254 MARTHA'S VINEYARD COURT

SITE ACREAGE: **2.8**

SCALE: 1" = 60' 0"

0 30' 0" 50' 0" 100' 0"

Revised 9/2017

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 11
Pierpont Elementary School		Grades K-6	NUMBER OF RESTROOMS ON SITE: 6
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUMNE (CUBIC FEET): 158,325	TOTAL ENROLLMENT: 304	TIME OF INSPECTION: 3PM	
TOTAL EST. SITE SQUARE FOOTAGE/ACREAGE: 127,879sf/ 2.94Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 16,331	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	32	24	32	20	32	31	29	4	22	31	32	31	29	7	30
	Number of "D"s:	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0
32	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Number of N/As:	0	8	0	11	0	1	2	28	10	1	0	1	3	24	2
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	100.00%	100.00%	95.24%	100.00%	100.00%	96.67%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	87.50%	100.00%
Total Percent per Category (average of above)*		100.00%			95.24%	100.00%		96.67%	100.00%		100.00%		100.00%		93.75%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			GOOD	GOOD		GOOD	GOOD		GOOD		GOOD		GOOD	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	**DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE** →	98.21%	**SCHOOL RATING**** →	GOOD

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 08/18/25 School Name: Pierpont Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 924sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Cafeteria Main Dining Room 1836sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Kitchen 224sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Building C Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
	COMMENTS:														
Classroom 1 900sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 2 900sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 3 900sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 4 900sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Building A Exterior	✓	NA	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Girls Restroom 240sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Boys Restroom 340sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Building D Exterior	✓	NA	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:														

PART II: EVALUATION DETAIL Date of Inspection: 08/18/25 School Name: Pierpont Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 5 900sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 6 900sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 7 900sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 8 700sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Building B Exterior	✓	NA	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 10 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. The south window left panel does not open.													
Classroom 10 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
	COMMENTS:														
Library 11 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Carpet seams are splitting.													
Library 11 Exterior	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 9 1400sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. The electrical outlet by the sink is not a CFGI.													
Building E Exterior	✓	NA	✓	NA	✓	NA	NA	NA	NA	NA	✓	✓	✓	NA	✓
	COMMENTS:	1. Excessive peeling paint a the roof east by the West door.													
Classroom 12A 928sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														

PART II: EVALUATION DETAIL Date of Inspection: 08/18/25 School Name: Pierpont Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Office 12B 144sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Office 12C 171sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Resource 12D 304sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building F Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Kindergarten Play Area	✓	NA	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
School Garden	✓	NA	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	NA	✓	NA
COMMENTS:															
Playfields	✓	NA	✓	NA	✓	✓	NA	NA	NA	✓	✓	NA	NA	D	✓
COMMENTS:	1. Damaged fall surface at play equipment in multiple locations.														
Interior Courtyard	✓	NA	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	NA	✓	NA
COMMENTS:															
COMMENTS:															
COMMENTS:															

Marks: ✓ = Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable
Use additional sheets as necessary.



Damaged fall surface at playground equipment



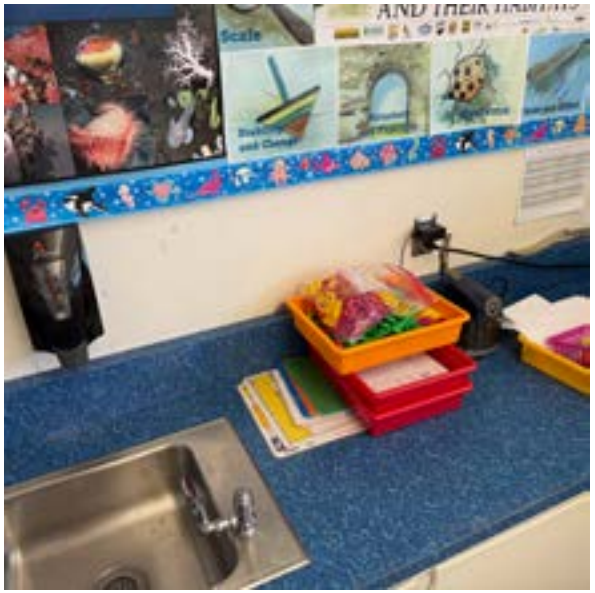
The left side of the window in Room 10 does not open



Carpet seams are peeling/splitting in the Library

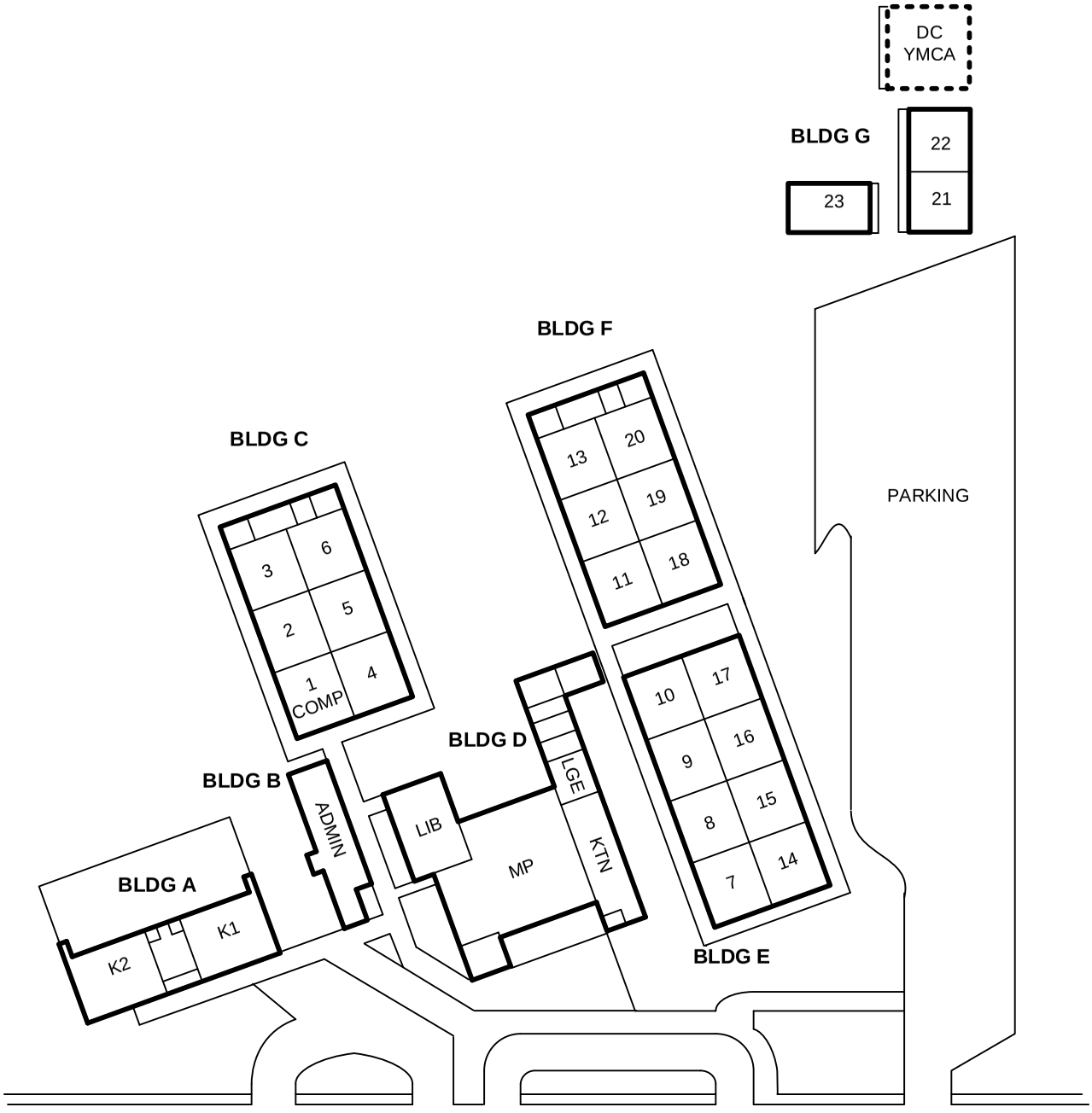


Excessive peeling paint at Room 9 West roof fascia



Electrical outlet by the sink in Room 9 is not GFCI protected

Poinsettia Elementary School



SITE ACREAGE: **9.3**

POINSETTIA ELEMENTARY SCHOOL

350 NORTH VICTORIA AVENUE

N

Scale: 1in = 80ft. 0in.

0 ft. 48 ft. 80 ft. 160 ft.

Revised 8/22/06

STATE OF CALIFORNIA

FACILITY INSPECTION TOOL(FIT)

SCHOOL FACILITY CONDITIONS EVALUATION

(REV 05/09)

STATE ALLOCATION BOARD

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District/Ventura County Ofiice of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 24
Poinsettia ES		Grades K-6	NUMBER OF RESTROOMS ON SITE: 12
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUME (CUBIC FEET): 404,927	TOTAL ENROLLMENT: 375	TIME OF INSPECTION: 3PM	
TOTAL EST. SITE SQUARE FOOTAGE / ACREAGE: 388,539sf / 8.92Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 35,492	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	50	47	50	33	51	48	42	9	42	45	44	47	47	3	49
	Number of "D"s:	0	0	0	7	0	0	7	0	0	2	3	0	1	2	1
51	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
	Number of N/As:	1	4	1	11	0	3	2	42	9	4	4	3	3	46	1
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	100.00%	100.00%	82.50%	100.00%	100.00%	85.71%	100.00%	100.00%	95.74%	93.62%	X	97.92%	60.00%	98.00%
Total Percent per Category (average of above)*		100.00%			82.50%	100.00%		85.71%	100.00%		94.68%		0.00%		79.00%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			FAIR	GOOD		FAIR	GOOD		GOOD		POOR		FAIR	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	**DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE** →	80.24%	**SCHOOL RATING**** →	FAIR

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 08/28/25 School Name: Poinsettia Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 1,550sf	✓	✓	✓	D	✓	✓	D	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Security alarm wire mold is falling from the ceiling in the reception area. 2. Conference room outlet next to the sink is not GFCI protected. 3. Excessive peeling paint in the Principals office.														
Building B Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom K1 1,500sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Cove base is missing at the East door. 2. Excessive peeling paint in the student restroom														
Classroom K2 1,500sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building A Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Kindergarten Play Area	✓	NA	✓	NA	✓	NA	NA	NA	NA	NA	NA	NA	NA	✓	✓
COMMENTS:															
Classroom 1 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 2 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 3 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building C Girls RR 255sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Room A 210sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Room B 1150sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 08/28/25 School Name: Poinsettia Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building C Boys RR 240sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 6 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 5 960sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Power strip is plugged into power strip at the teachers desk.														
Classroom 4 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building C Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Library 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Multi Purpose Room 4,488sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. The rear stage fire extinguisher is out of service date (6/17/2024). 2 MPR fire extinguisher is out of service date (6/17/2024)														
Kitchen 1,080sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building D Girls RR 294sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint at the toilets														
Building D Boys RR 320sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building D Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 10 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 08/28/25 School Name: Poinsettia Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 9 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 8 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 7 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Damaged cove base and wall next to the door.														
Classroom 14 960sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Damaged cove base next to the HVAC closet. 2. Celling fan switch is damaged.														
Classroom 15 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 16 960sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Wiremold end cap is missing on the South wall.														
Classroom 17 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building E Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	D	✓
COMMENTS:	1. Excessive peeling paint on the South facia.														
Classroom 11 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 12 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 13 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building F Girls RR 270sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint at the South wall and ceiling														

PART II: EVALUATION DETAIL Date of Inspection: 08/28/25 School Name: Poinsettia Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building F Boys RR 204sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	D
COMMENTS:	1. The door closer is leaking oil.														
Building F Room C 210sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Bldg F Room D Custodian 150sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 20 960sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The ceiling fan switch is broken.														
Classroom 19 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 18 960sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Electrical outlet GFCI next to the sink did not function when tested.														
Building F Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint at the South roof facia.														
Classroom 21 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	D	NA	✓
COMMENTS:	1. Water damaged ceiling tiles at multiple locations. 2. Wall surface is bubbling and peeling at the West wall.														
Classroom 22 960sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Electrical outlet next to the sink is not GFCI protected. 2. Wall surface is peeling in the North East corner.														
Building G Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 23 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles.														
Building 23 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	X	✓	NA	✓
COMMENTS:	1. Foundation is rotted.														

PART II: EVALUATION DETAIL Date of Inspection: 08/28/25 School Name: Poinsettia Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Front Yard / Parking Lot	✓	NA	✓	NA	✓	NA	✓	NA	NA	NA	NA	NA	NA	D	✓
COMMENTS:	1. Contrasting stripe is missing or faded from the stairs throughout the campus.														
Playfields	✓	NA	✓	NA	✓	NA	✓	NA	NA	NA	NA	NA	NA	✓	✓
COMMENTS:															
Shade Structure	NA	NA	NA	✓	✓	✓	NA	NA	NA	NA	NA	✓	✓	✓	NA
COMMENTS:															
COMMENTS:															

Marks: ✓ = Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable
Use additional sheets as necessary.



Excessive peeling paint at the South roof fascia at Building F and E



Contrasting stripe is missing or faded on all stairs throughout the campus



Excessive peeling on the walls in the K1 student restroom



Foundation rot at Room 23



Water damaged ceiling tiles in room 21 and 23



Excessive peeling paint in the Principals office



Excessive peeling paint in the Building F Girls restroom South wall



Security alarm wire mold is falling from the ceiling in the Admin reception area



Excessive peeling paint int he Bldg D Girls restroom



Wire mold end cap missing in room16



Fire extinguishers in the MPR and rear stage are out of service date



Cover base is missing or damaged in Rooms K1, 1. 14



Wall surface is peeling in rooms 12 and 22



Building F Boys restroom door closer is leaking oil



Power strip plugged into power strip at the teachers desk in Room 5



Outlet next to the sink is not GFCI Protect in Admin conference room



Outlet next to the sink is not GFCI protected in Room 22



Room 18 GFCI did not function when tested



Ceiling fan switch damaged in rooms 14 and 20

Portola Elementary School



PORTOLA ELEMENTARY SCHOOL

6700 EAGLE STREET

SITE ACREAGE: **8.9**

Revised 8/22/06

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District/Ventura County Office of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 26
Portola Elementary School		K-5	NUMBER OF RESTROOMS ON SITE: 27
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUME (CUBIC FEET): 412,390	TOTAL ENROLLMENT: 444	TIME OF INSPECTION: 4PM	
TOTAL EST. SITE SQUARE FOOTAGE / ACREAGE: 388,280sf / 8.91Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 44,298	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	56	53	56	39	56	54	44	15	44	56	56	56	55	11	56
	Number of "D"s:	0	0	0	6	0	2	10	2	8	0	0	0	0	0	0
59	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Number of N/As:	3	6	3	14	3	3	5	42	7	3	3	3	4	48	3
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	100.00%	100.00%	86.67%	100.00%	96.43%	81.48%	88.24%	84.62%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Total Percent per Category (average of above)*		100.00%			86.67%	98.22%		81.48%	86.43%		100.00%		100.00%		100.00%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			FAIR	GOOD		FAIR	FAIR		GOOD		GOOD		GOOD	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	**DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE** →	94.10%	**SCHOOL RATING**** →	GOOD

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 09/04/25 School Name: Portola Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 5,568sf	✓	✓	✓	D	✓	✓	D	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Carpet to tile transition missing between Admin and teacher's work room. 2. Carpet buckling in multiple locations. 3. GFCI electrical outlets in both staff restroom by the sinks do not function. 4. Staff workroom GFCI outlet to the left of the sink did not function when tested.														
Health Office	✓	✓	✓	✓	✓	✓	✓	NA	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Restroom sink faucet is loose.														
Admin Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 1 1,440sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 2 1,440sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 3 1,440sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Damaged VCT Floor tile in front of the Boys restroom.														
Building H Exterior	✓	✓	✓	NA	✓	✓	✓	NA	D	✓	✓	✓	✓	✓	✓
COMMENTS:	1. The East low drinking fountain does not function, the supply hose is broken.														
Kindergarten Play Area	✓	NA	✓	NA	✓	✓	NA	NA	NA	✓	✓	✓	NA	✓	✓
COMMENTS:															
Classroom 4 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 5 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 6 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 7 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 09/04/25 School Name: Portola Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 8 960sf	✓	✓	✓	D	✓	✓	✓	NA	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Drinking fountain knob is missing a set screw. 2. Carpet buckling in multiple locations														
Building G Girls RR 160	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building G Boys RR 144sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building G Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Room 9 A 228sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Room 9 B 228sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Room 9 C 504sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 10 960sf	✓	✓	✓	✓	✓	✓	✓	NA	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Drinking fountain knob is missing a set screw.														
Classroom 11 960sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Floor electrical outlet is not covered/protected. 2. Cabinet laminate is peeling at the East cabinets														
Classroom 12 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Drinking fountain knob is missing a set screw.														
Classroom 13 960sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. GFCI outlet by the sink is covered by a multi splitter and does not function. 2. Floor electrical outlet is not covered/protected.														
Building F Girls RR 160	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 09/04/25 School Name: Portola Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building F Boys RR 144sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building F Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 14 960sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Floor electrical outlet is not covered/protected. 2. Carpet seam at the floor outlet is split.														
Classroom 15 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 16 960sf	✓	✓	✓	✓	✓	✓	✓	NA	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Drinking fountain knob is missing a set screw and is leaking onto the counter from under the knob when used.														
Classroom 17 960sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1.Ants present at the sink at the time of inspection.														
Classroom 18 960sf	✓	✓	✓	✓	✓	✓	D	NA	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Floor electrical outlet is not covered/protected. 2. Sink faucet is loose and needs to be secured.														
Building C Girls RR 160	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building C Boys RR 144sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building C Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 19 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 20 960sf	✓	✓	✓	✓	✓	✓	D	NA	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Drinking fountain knob is missing a set screw. 2. Floor electrical outlet is not covered/protected.														

PART II: EVALUATION DETAIL Date of Inspection: 09/04/25 School Name: Portola Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 21 960sf	✓	✓	✓	✓	✓	D	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Ants present at the sink at the time of inspection													
Classroom 22 960sf	✓	✓	✓	D	✓	✓	✓	NA	D	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Carpet is frayed and lifting by the floor electrical outlet and the East door. 2. Sink faucet is loose and needs to be secured.													
Classroom 23 960sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Floor electrical outlet is not covered/protected.													
Building D Girls RR 160	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Building D Boys RR 144sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Building D Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:														
Classroom 24 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 25 960sf	✓	✓	✓	✓	✓	D	D	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. File cabinet is blocking access to the electrical panel. 2. Ants preset at the door at the time of inspection. 3. Floor electrical outlet is not covered/protected.													
Classroom 26 960sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	COMMENTS:	Used for storage, not evaluated.													
Classroom 27 960sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. GFCI outlet by the sink does not function.													
Building E Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:														
Building E Girls RR 160	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. The toilet in the right stall is loose and needs to be secured.													

PART II: EVALUATION DETAIL Date of Inspection: 09/04/25 School Name: Portola Elementary School

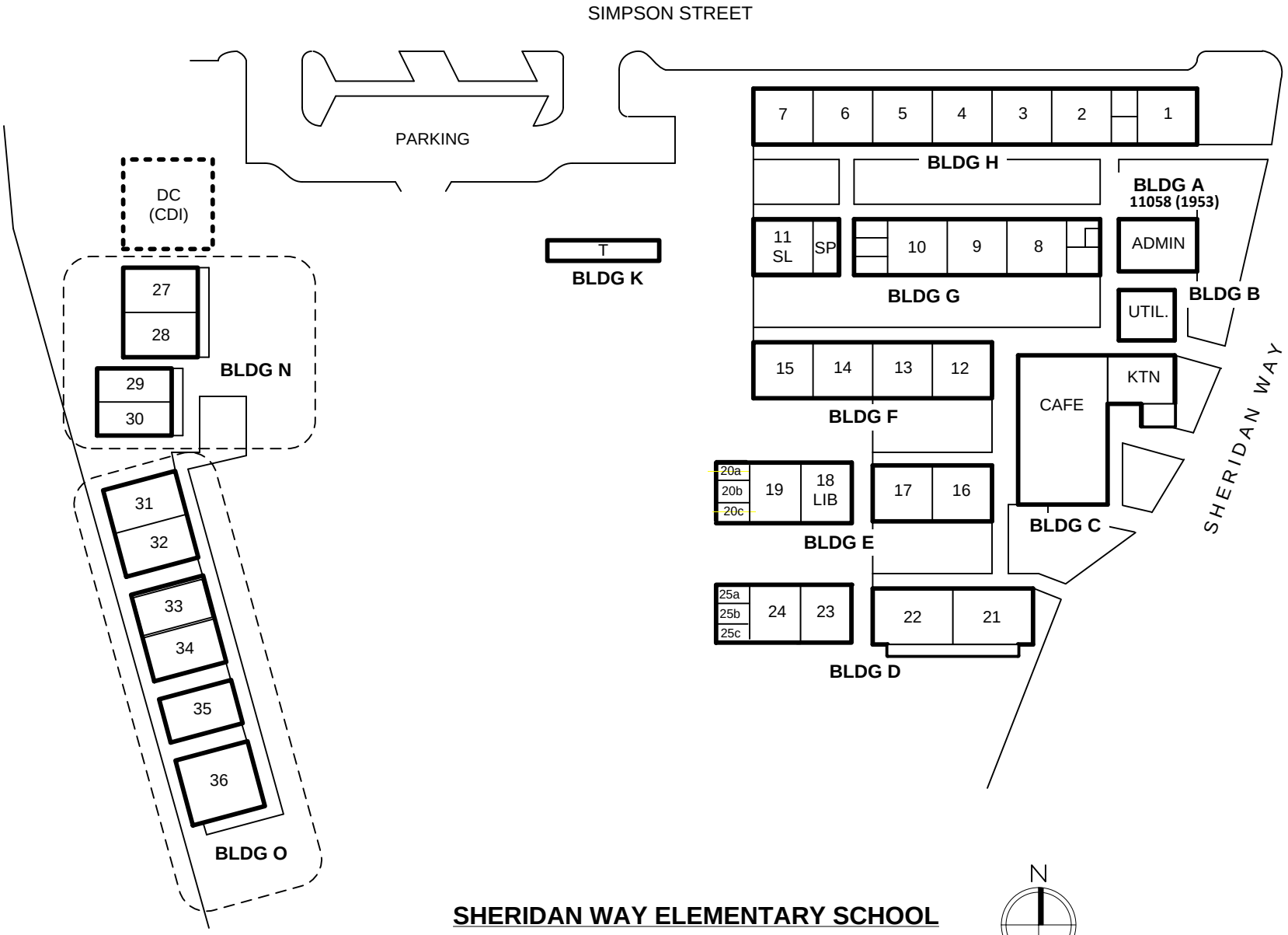
CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building E Boys RR 144sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Media Center 3,000sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Kitchen 870sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Cafeteria 5,084sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Cafeteria Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Cafeteria Girls RR 288sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Cafeteria Boys RR 288sf	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Restroom is out of order.														
Portable Boys R160sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Not in use, not evaluated.														
Portable Girls RR 160sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Not in use, not evaluated.														
Playfields	✓	NA	✓	NA	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Front Yard / Parking Lot	✓	NA	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 09/04/25 School Name: Portola Elementary School

CATEGORY / AREA	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOM	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/SCHOOL GROUNDS	WINDOWS/ DOORS/ GATES/FENCES

Marks: ✔= Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not

Sheridan Way Elementary School



SHERIDAN WAY ELEMENTARY SCHOOL

573 SHERIDAN WAY

SITE ACREAGE: **6.3**

SCALE: 1" = 80' 0"

0 60' 0" 100' 0" 200' 0"

Revised 8/18/09

STATE OF CALIFORNIA

FACILITY INSPECTION TOOL(FIT)

SCHOOL FACILITY CONDITIONS EVALUATION

(REV 05/09)

STATE ALLOCATION BOARD

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District/Ventura County Office of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 28
Sheridan Way Elementary School		K-5	NUMBER OF RESTROOMS ON SITE: 16
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspctor #4775		
TOTAL ESTIMATED BUILDING VOLUME (CUBIC FEET): 506,299	TOTAL ENROLLMENT: 400	TIME OF INSPECTION: 2PM	
TOTAL EST. SITE SQUARE FOOTAGE / ACREAGE: 303,022sf / 6.96Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 44,185	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	66	66	66	34	64	64	64	9	53	65	62	60	65	16	65
	Number of "D"s:	0	0	0	12	2	2	2	0	0	1	4	5	1	2	0
70	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
	Number of N/As:	4	4	4	24	4	4	4	61	17	4	4	4	4	52	4
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	100.00%	100.00%	73.91%	96.97%	96.97%	96.97%	100.00%	100.00%	98.48%	93.94%	X	98.48%	88.89%	X
Total Percent per Category (average of above)*		100.00%			73.91%	96.97%		96.97%	100.00%		96.21%		0.00%		0.00%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			POOR	GOOD		GOOD	GOOD		GOOD		POOR		POOR	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:

DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE →	70.51%	SCHOOL RATING** →	POOR

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 09/16/25 School Name: Sheridan Way Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 1,176sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Nurses Office	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building A Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Counselor's Office A 143sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Counselor's Office B 208sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building B Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 1 992sf	✓	✓	✓	✓	✓	D	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Termite droppings by the North door.														
Classroom 2 992sf	✓	✓	✓	✓	✓	D	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Termite droppings by the North door. 2. Ants present at the North door and sink at time of inspection														
Classroom 3 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 4 992sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Carpet is excessively dirty and stained														
Classroom 5 992sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. VCT tile is lifting in multiple locations.														
Classroom 6 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 09/16/25 School Name: Sheridan Way Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 7 Library 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building H Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint on the South side exterior window shades. 2. Excessive peeling paint on the bottom of the stucco North side.														
Classroom 8 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 9 992sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The carpet is buckling by the sink.														
Classroom 10 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 10.5 434sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 11 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building G Girls RR 304sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building G Boys RR 304sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building G Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint on the South side exterior window shades.														
Cafeteria 3,772sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguishers are missing from the main room and the stage														
Kitchen 780sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 09/16/25 School Name: Sheridan Way Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building C Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 12 992sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Carpet is ripped at the VCT tile transition. 2. Ceiling tile falling above the North door.														
Classroom 13 992sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated.														
Classroom 14 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 15 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Building F Exterior	✓	✓	✓	NA	D	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint on the South side exterior window shades. 2. Excessive peeling paint on the South facia														
Classroom 16 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 17 992sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles falling at the center of the room.														
Classroom 18 960sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated.														
Classroom 19 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Carpet seams are ripped and frayed.														
Office 20A 100sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Carpet is buckling.														
Office 20B 100sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Carpet is buckling.														

PART II: EVALUATION DETAIL Date of Inspection: 09/16/25 School Name: Sheridan Way Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Office 20C 100sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building E Exterior	✓	✓	✓	NA	D	✓	✓	NA	✓	✓	✓	D	✓	NA	✓
COMMENTS:	1. Excessive peeling paint on the South side exterior window shades at Rooms 16 and 17. 2. ADA ramp at Room 19 panel is lifting. Trip hazard														
Classroom 21 1,512sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint in the right restroom. 2. Light switch by the South door is broken.														
Classroom 22 1,512sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Left restroom window sill is water damaged.														
Classroom 23 960sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 24 960sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated.														
Office 25A 100sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Office 25B 100sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Office 25C 100sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building D Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	D	✓	✓
COMMENTS:	1. Excessive peeling paint on the South exterior wall. 2. Weeds growing in the rain gutter at Rooms 23 & 24														
Classroom 27 960sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 28 960sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Electrical outlet above the sink is not a GFCI. 2. Counter top GFCI does not function.														

PART II: EVALUATION DETAIL Date of Inspection: 09/16/25 School Name: Sheridan Way Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building N 27/28 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	D	✓	✓	✓
COMMENTS:	1. Siding is rotted on the South side of Room 28. 2. Excessive rust showing at East roof facia.														
Classroom 29 720sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 30 720sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building N 29/30 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 31 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	X	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles above the sink. 2. Window sill trim surface is peeling. 3. Floor slopes radically from the center of the room to the outside walls. Recommend structural engineer evaluation of foundations.														
Classroom 32 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building O 31/32 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	D	✓	✓	✓
COMMENTS:	1. Sings of foundation rot at Room 32														
Classroom 33 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The countertop edge is water damaged and deteriorated.														
Classroom 34 960sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Used for storage, not evaluated.														
Building O 33/34 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	D	✓	✓	✓
COMMENTS:	1. Signs of foundation rot/damage on the North side of room 33. 2. The ramp at Room 33 is deteriorated.														
Classroom 35 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building O 35 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	D	✓	✓	✓
COMMENTS:	1. Signs of foundation rot/damage on the North side.														

PART II: EVALUATION DETAIL Date of Inspection: 09/16/25 School Name: Sheridan Way Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 36 1,440sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	X
COMMENTS:	1. South exit door will not open.														
Building O 36 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	D	✓
COMMENTS:	1. Paneling is rotted and falling apart - South side. 2. Sings of foundation rot. 3. South ADA ramp is deteriorated and uneven.														
Building K Girls RR 252sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building K Boys R252sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building K Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:	1. The East rain gutter is rusted out.														
Upper Grades Playground	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Shade structure	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Exterior Courtyards	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	D	✓
COMMENTS:	1. Contrasting stripes are missing from all the stair nosing's throughout the campus.														
Kindergarten Playground	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Parking lots	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
COMMENTS:															
COMMENTS:															

PART II: EVALUATION DETAIL Date of Inspection: 09/16/25 School Name: Sheridan Way Elementary School

CATEGORY / AREA	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOM	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/SCHOOL GROUNDS	WINDOWS/ DOORS/ GATES/FENCES
	COMMENTS:														

Marks: ✔ = Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable



Excessive peeling paint on Bldg D South side.



Carpet seam rip by the VTC in room 12



Termite droppings at the North door of Rooms 1 & 2



Excessive peeling paint in the Right restroom of Room 21



Carpet is extremely stained and dirty in Room 4



Ants at Room 2 North door



Ceiling tiles falling in room 12



Carpet buckling in Offices 20A & 20B



Carpet seams ripped in Room 19



Ceiling tiles falling in Room 17



Fire exinguishers missng from the cafeteria and stage



Excessive peeling paint on Buildings G and H South window shades



Counter GFCI outlet in room 28 does not trip when tested



Room 28 sink outlet is not GFCI protected



Contrasting stripe is missing from the stairs throughout the campus



Water damage to window sill in Room 22 right restroom



Weeds growing in the roof gutter at Rooms 23 & 24



Room 21 light switch is broken by the South exit door



Water damaged ceiling tiles in room 31



Rotted siding at Room 28 South side



Foundation rot at Room 32 and 36



Window sill surface peeling in Room 31



Signs of foundation damage/rot at Room 33 North side



Counter top is water damaged and deteriorating at Rooms 31 and 33



Building K rain gutter is rusted out



Room 36 South ramp is deteriorated



ADA ramp at room 19 is lifting.
Possible trip hazard

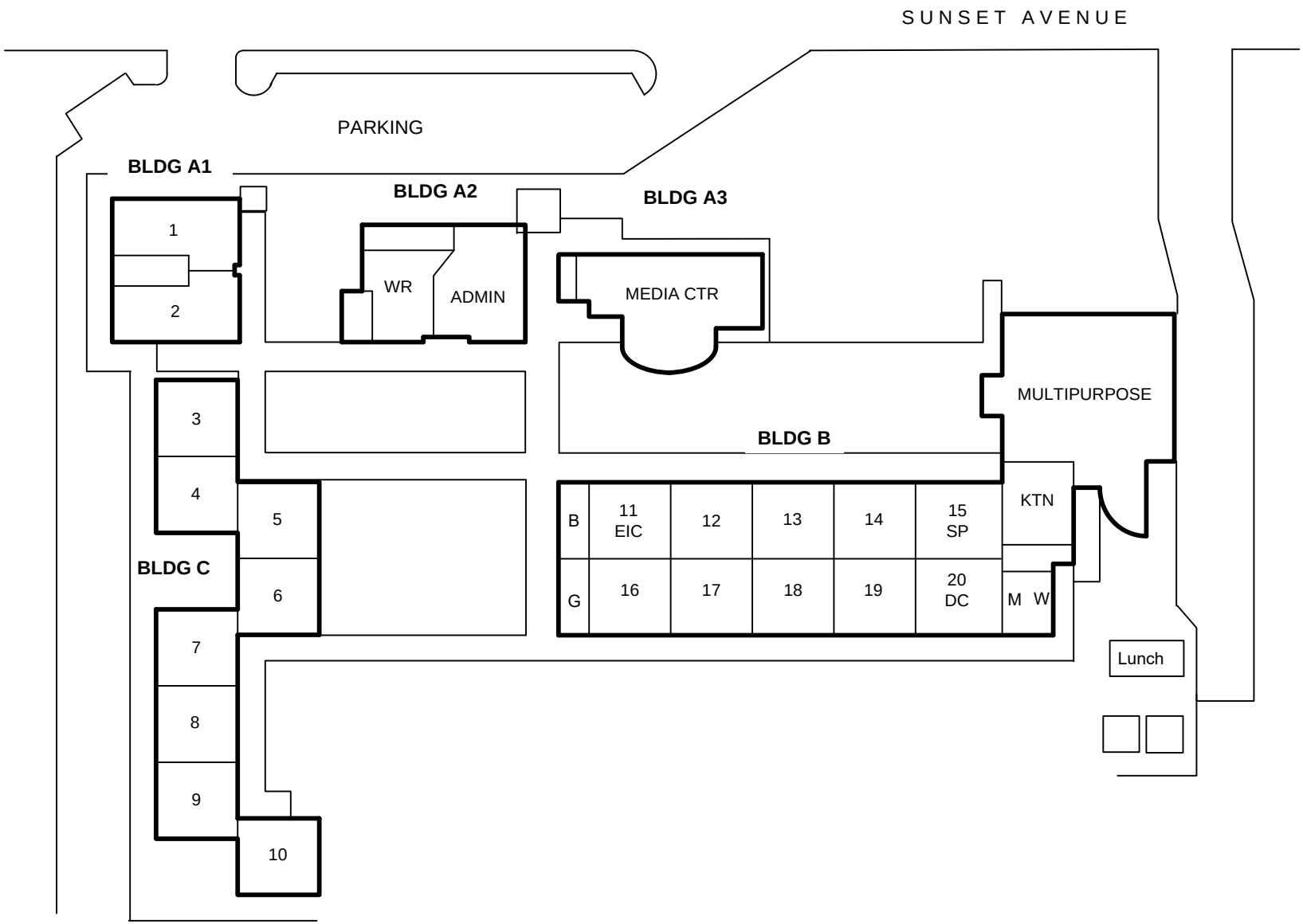


Excessive rust at the East facia of Rooms 27 and 28



South exit door will not opne in Room 36

Sunset Elementary School



SUNSET ELEMENTARY SCHOOL

400 SUNSET AVENUE

SCALE: 1" = 60' 0"

0 30' 0" 50' 0" 100' 0"

SITE ACREAGE: **8.5**

Revised 8/22/06

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 20
Sunset Elementary School		K-8	NUMBER OF RESTROOMS ON SITE: 11
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUMNE (CUBIC FEET): 344,837	TOTAL ENROLLMENT: 357	TIME OF INSPECTION: 2PM	
TOTAL EST. SITE SQUARE FOOTAGE/ACREAGE: 371,840 sf / 8.54 Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 32,632	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	37	33	37	25	37	37	31	11	33	36	37	36	36	6	37
	Number of "D"s:	0	1	0	4	0	0	4	0	1	1	0	1	0	1	0
37	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Number of N/As:	0	3	0	8	0	0	2	26	3	0	0	0	1	30	0
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	97.06%	100.00%	86.21%	100.00%	100.00%	88.57%	100.00%	97.06%	97.30%	100.00%	97.30%	100.00%	85.71%	100.00%
Total Percent per Category (average of above)*		99.02%			86.21%	100.00%		88.57%	98.53%		98.65%		98.65%		92.86%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			FAIR	GOOD		FAIR	GOOD		GOOD		GOOD		GOOD	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	**DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE** →	95.31%	**SCHOOL RATING**** →	GOOD

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 08/18/25 School Name: Sunset Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 2665sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Health Office	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Admin Exterior Building A2	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Media Center 2975sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Floor tile damaged and drywall cornerbead exposed at the South West Entrance door.														
Media Center Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	D	✓	✓	✓
COMMENTS:	1. Rotted plywood along the South eave edge.														
Classroom 1 Kindergarten 1375 sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 2 Kindergarten 1375sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Kindergarten Play Area	✓	NA	✓	NA	✓	✓	NA	NA	NA	✓	✓	✓	NA	✓	✓
COMMENTS:															
Building A1 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 3 1178sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 4 1178sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 5 1178sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Electrical panel is blocked by a book shelf. 2. Exposed wires on the power strip cord plugged in by the sink. 3. Outlet cover plate is missing on the East wall.														

PART II: EVALUATION DETAIL Date of Inspection: 08/18/25 School Name: Sunset Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 6 1178sf	✓	✓	✓	✓	✓	✓	✓	NA	D	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Sink faucet is leaking onto the countertop when turned on.													
Classroom 7 1178sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Electrical outlet cover plate is missing at the West wall.													
Classroom 8 1178sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Damaged VCT floor tiles at the center of the South wall													
Classroom 9 1178sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 10 1178sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Building C Exterior	✓	D	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	D	✓
	COMMENTS:	1. The condensate from room 5 and 6 AC units on the roof are leaking onto the walkway.													
Building B Girls West RR 253sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Building B Boys West RR 253sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Building B East Boys RR 253sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Building B East Girls RR 253sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. The counter top is peeling and lifting at the sinks.													
Classroom 11 900sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. The GFCI outlet by the sink does not function, would not trip when tested.													
Classroom 12 900sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														

PART II: EVALUATION DETAIL Date of Inspection: 08/18/25 School Name: Sunset Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 13 900sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 14 900sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Water damaged and falling ceiling tiles throughout. 2. The GFCI outlet by the sink does not function, would not trip when tested.													
Classroom 15 900sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 16 900sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 17 900sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 18 900sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 19 900sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 20 900sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Cafeteria 3975sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Kitchen 840sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	NA	✓
	COMMENTS:	1. Fire extinguisher is out of service date (6/18/24)													
Building B Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	1. Plywood curved facia is peeling and separating from water damage.													
Front Yard / Parking Lot	✓	NA	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:														

PART II: EVALUATION DETAIL Date of Inspection: 08/18/25 School Name: Sunset Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Playfield	✓	NA	✓	NA	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
COMMENTS:															

Marks: ✓ = Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable
Use additional sheets as necessary.



Damaged VCT floor tiles at South wall in room 8



Damaged floor tile and drywall in the Media Center



Counter top in the Building B Girls East restroom lifting and peeling



Rotted plywood on the Media Center South eaves



Falling and water damaged ceiling tiles in room 14



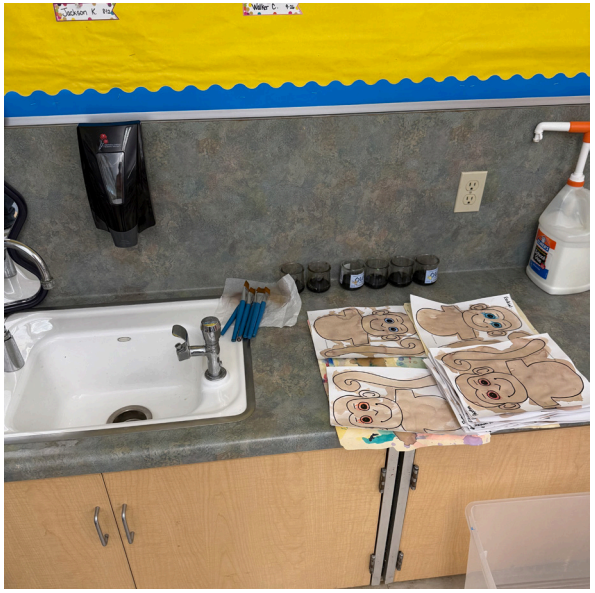
The Kitchen fire extinguisher is out of service date (6/18/24)



Electrical panel blocked by a book shelf in Room 5



AC condensate is leaking from the roof onto the walkway at Rooms 5 and 6



Electrical outlet by the sink in Room 14 is not a GFCI outlet



Electrical outlet cover plate missing on West wall of room 5 and 7

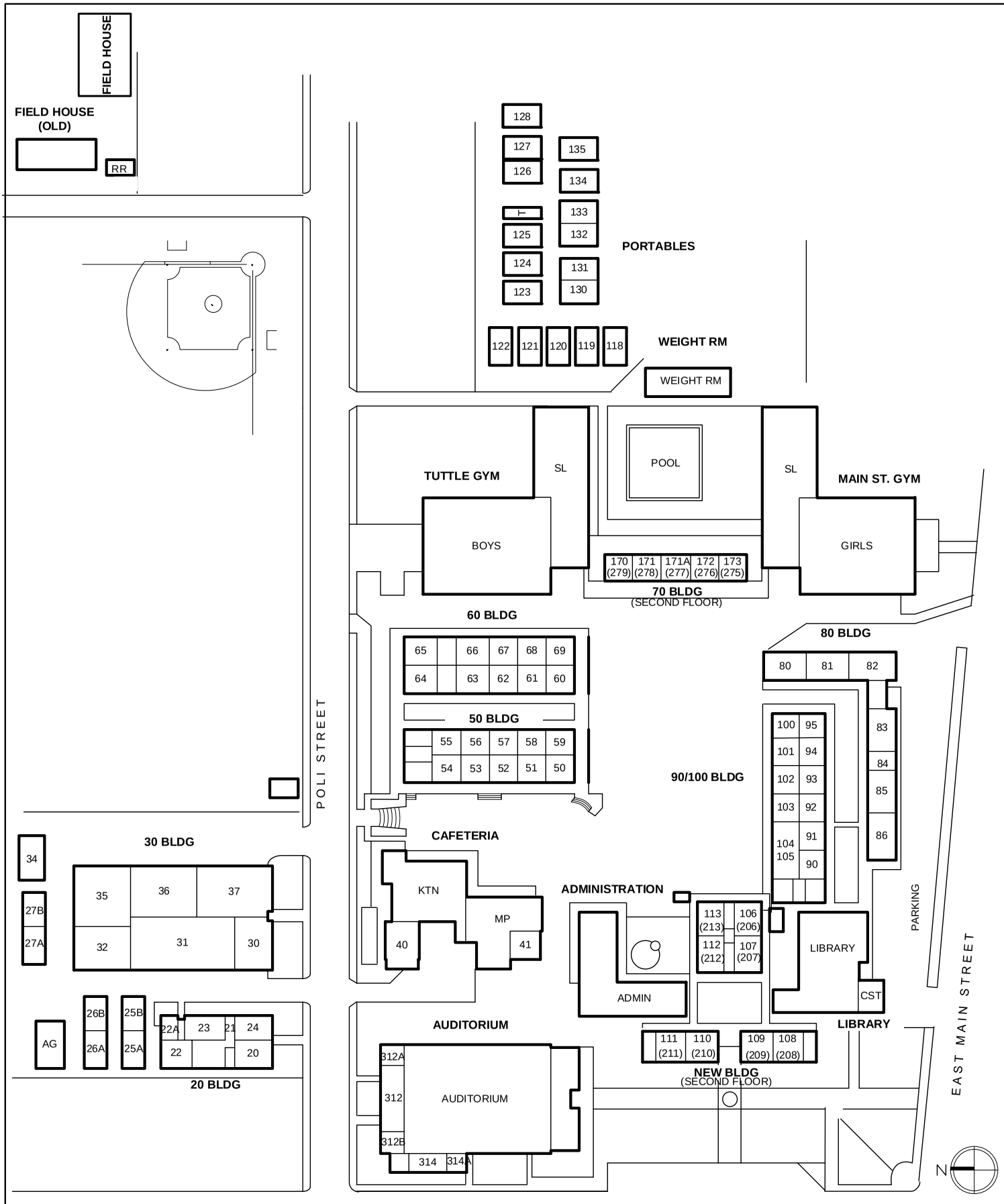


GFCI outlets by the sink do not function in Rooms 10 and 11



Exposed electrical wire on the power strip in Room 5

Ventura High School



VENTURA HIGH SCHOOL
2 NORTH CATALINA STREET
Revised 7/24/12

SITE ACREAGE: **36.8**

STATE OF CALIFORNIA

FACILITY INSPECTION TOOL(FIT)

SCHOOL FACILITY CONDITIONS EVALUATION

(REV 05/09)

STATE ALLOCATION BOARD

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District/Ventura County Office of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 92
Ventura High School		Grades 9-12	NUMBER OF RESTROOMS ON SITE: 29
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUMNE (CUBIC FEET): 3,256,901	TOTAL ENROLLMENT: 1,939	TIME OF INSPECTION: 2PM	
TOTAL EST. SITE SQUARE FOOTAGE / ACREAGE: 1,631,903sf / 37.46Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 210,505	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	169	168	169	85	169	168	150	26	77	161	162	163	165	22	161
	Number of "D"s:	0	1	0	60	0	1	19	0	3	5	7	3	4	3	8
174	Number of "X"s:	0	0	0	0	0	0	0	0	0	3	0	3	0	0	0
	Number of N/As:	5	5	5	29	5	5	5	148	94	5	5	5	5	149	5
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	99.41%	100.00%	58.62%	100.00%	99.41%	88.76%	100.00%	96.25%	X	95.86%	X	97.63%	88.00%	95.27%
Total Percent per Category (average of above)*		99.80%			58.62%	99.71%		88.76%	98.13%		0.00%		0.00%		91.64%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			POOR	GOOD		FAIR	GOOD		POOR		POOR		GOOD	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:

DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE →	67.08%	SCHOOL RATING** →	POOR

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 09/23/25 School Name: Ventura High School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 7,688sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	✓	✓	✓	NA	✓
	COMMENTS:	1. Fire alarm panel in troubled state, additional and missing devices.													
Health Office	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. The sink cabinet surface is peeling and deteriorated.													
Admin Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	D	✓	✓
	COMMENTS:	The rain gutter facing the interior courtyard is falling down.													
Multipurpose 6,160sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Ceiling tiles falling and missing throughout.													
Kitchen 3,968sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Room 40 Dance Room 1,750sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	D	NA	✓
	COMMENTS:	1. The facia and plywood eave above the West door is rotted and damaged. 2. Ceiling tiles falling.													
Room 41 Wellness 1,290sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Cafeteria Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	✓	✓
	COMMENTS:	1. Excessive peeling paint at the South windows and wall.													
Auditorium 15,180sf	✓	✓	✓	D	✓	✓	D	NA	NA	X	✓	✓	✓	NA	✓
	COMMENTS:	1. Multiple broken chairs. 2. Chair fabric is deteriorated on multiple chairs. 3. Loose power cord in front of an exit door, trip hazard. 4. Stage East exit door is blocked by storage.													
Auditorium Girls RR 384sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Auditorium Boys RR 384sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Auditorium Lobby 3,740sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														

PART II: EVALUATION DETAIL Date of Inspection: 09/23/25 School Name: Ventura High School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Little Theatre 2,448sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The wall finish is excessively peeling at windows at the North wall. 2. Broken seat on the third row.														
East Stairwell 288sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Contrasting stripe is missing from the top and bottom step of all levels.														
West Side South Stairwell 250sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive paint peeling on the third floor of the south west stairwell.														
West Side North Stairwell 400sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive paint peeling on the second and third floor stair landing.														
1st Floor Dressing 700sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Fire extinguisher is missing from the room.														
1st Floor Costume 448sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
1st Floor Green 300sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
2nd Floor Practice 1,640sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Drama 314 1,120sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint at the outside of the South door.														
Room 314A 352sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Room 312 Band 2, 048sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Room 312A Office 156sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															

FACILITY INSPECTION TOOL
SCHOOL FACILITY CONDITIONS EVALUATION
(REV 05/09)

PART II: EVALUATION DETAIL Date of Inspection: 09/23/25 School Name: Ventura High School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Room 312B 552sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Girls 2nd Floor RR 132sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Boys 2nd Floor RR 168sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Auditorium Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	✓	D
COMMENTS:	1. Multiple cracked windows at the West elevation. 2. Excessive peeling paint in multiple locations														
Classroom 20 1,080sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Room/Hall 21 864sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Light switches are missing the knobs														
Classroom 22 1,404sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. GFCI by the center sink, right of the exterior door, does not function.														
Room 22A 624sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 23 756sf	✓	✓	✓	✓	✓	✓	D	NA	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Center sink is out of order. 2. Outlet next to out of order sink does not function, no power at time of testing.														
Classroom 24 1,080	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 20 Interior Corridor	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 20 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	D	✓
COMMENTS:	1. Contrasting stripe is faded at the South stairs.														

FACILITY INSPECTION TOOL
SCHOOL FACILITY CONDITIONS EVALUATION
(REV 05/09)

PART II: EVALUATION DETAIL Date of Inspection: 09/23/25 School Name: Ventura High School

CATEGORY / AREA	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOM	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/SCHOOL GROUNDS	WINDOWS/ DOORS/ GATES/FENCES
	COMMENTS:														
	COMMENTS:														
	COMMENTS:														
	COMMENTS:														
	COMMENTS:														
	COMMENTS:														
A6 Floral Design 1,100sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 27A	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	COMMENTS:	Room used for storage, not evaluated													
Classroom 27B	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	COMMENTS:	Room used for storage, not evaluated													
Classroom 34	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	COMMENTS:	Room used for storage, not evaluated													
Classroom 30 2,080sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Room 31 Wood 5,400sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														

PART II: EVALUATION DETAIL Date of Inspection: 09/23/25 School Name: Ventura High School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Room 32 Tech Lab 2,400sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Room 35 Metal Shop 3,900sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Classroom fire extinguisher is out of service date. (6/18/24)														
Room 36 Auto Shop 3,520sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Room 37 Auto Shop 4,455sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 30 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	D	D
COMMENTS:	1. Contrasting stripe is faded at the West stairs. 2. Exterior North door of the wood shop is deteriorated.														
Classroom 50 840sf	✓	✓	✓	D	✓	✓	✓	NA	NA	D	✓	✓	✓	NA	✓
COMMENTS:	1. Damaged VCT at the East side of the room. 2. Fire extinguisher is damaged and will not function properly.														
Classroom 51 840sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles in multiple locations.														
Classroom 52 840sf	✓	✓	✓	✓	✓	✓	D	NA	NA	D	✓	✓	✓	NA	✓
COMMENTS:	1. Electrical outlet cover plate is missing from the wire mold on the South wall. 2. Fire extinguisher does not have the code required service tag.														
Classroom 53 840sf	✓	D	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Teacher has installed a heat lamp pointed at the thermostat. 2. Water damaged ceiling tiles in multiple locations														
Classroom 54 840sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 55 840sf	✓	✓	✓	D	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Wire mold end cap is missing on the West wall. 2. Water damaged ceiling tiles.														
Classroom 56 840sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															

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CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 57 840sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles in multiple locations.														
Classroom 58 840sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 59 840sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 50 Girls RR 340sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 50 Boys RR 306sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 50 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 60 840sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles is falling above teachers desk.														
Classroom 61 840sf	✓	✓	✓	D	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Hole in the VCT flooring in multiple locations. 2. Water damaged ceiling tiles. 3. Wire mold end cap missing at the North wall.														
Classroom 62 1,020sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Damaged VCT in multiple locations.														
Classroom 63 1,080sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Electrical outlet cover plate is missing from the wire mold on the East as South walls.														
Classroom 64 1,080sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Multiple (3) GFCI outlets do not function, do trip when tested.														
Classroom 65 1,080sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

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CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 66 1,080sf	✓	✓	✓	D	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. North fire extinguisher is out of service date (6/18/24). 2. Water damaged ceiling tiles.														
Classroom 67 1,020sf	✓	✓	✓	D	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Hole in the VCT flooring @ South door and South wall West corner. 2. Outlet next to the North door does not function, no power.														
Classroom 68 840sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. VCT flooring has gaps between tiles in various locations throughout the room. 2. Wall tile falling off South wall.														
Classroom 69 840sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. VCT flooring has gaps between tiles in various locations throughout the room.														
Building 60 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Tuttle Gym 12,508sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Tuttle Gym Lobby 2,650sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Tuttle Gym Girls Restroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Tuttle Gym Boys Restroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Boys Locker Room 5,280sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Tuttle Gym Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Wrestling Room 2,240sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles falling and missing throughout.														

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CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 170 810sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Holes in the VCT flooring in multiple locations.														
Classroom 171 810sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. VCT tile damaged in multiple locations. 2. Ceiling tile falling.														
Offices 171A 621sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 172 810sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Damaged VCT in multiple locations.														
Classroom 173 810sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles falling.														
Building 70 1st Floor Corridor	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 275 810sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	D
COMMENTS:	1.Damaged VCT throughout. 2. North door sticks and must be forced open.														
Classroom 276 810sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles.														
Classroom 277 810sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 278 810sf	✓	✓	✓	D	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. The electrical outlet in the wire mold on the South wall is missing the cover plate. 2. Damaged VCT floor tile in multiple locations.														
Classroom 279 810sf	✓	✓	✓	D	✓	✓	✓	NA	NA	X	✓	✓	✓	NA	✓
COMMENTS:	1. Damaged wall surface throughout the room. 2. Exit door blocked by furniture, couch.														
Building 70 2nd Floor Corridor	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	D	✓	✓	NA	✓
COMMENTS:	1. Damaged/falling ceiling at the South end of the corridor. 2. Excessive peeling paint throughout the corridor.														

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CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building 70 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Pool	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Girls Locker Room 5,376sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint at the ceiling in multiple locations.														
Main Street Gym 11,016sf	✓	✓	✓	D	✓	✓	✓	NA	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles missing in multiple locations. 2. Multiple drinking fountains on the south wall do not function.														
Main Street Gym Lobby 588sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles falling and missing throughout.														
Lobby Girls RR 144sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Lobby Boys RR 144sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Wrestling South 2,128sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Main Street Gym Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	D	✓
COMMENTS:	1. Contrasting stripe is faded at the East stairs. 2. Excessive peeling paint at the South wall by the parking area.														
Weight Room 2,880sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged and missing ceiling tiles in multiple locations.														
Weight Room Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Classroom 118 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															

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CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 119 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 120 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 121 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 122 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Wall surface is peeling at the West wall.														
Building 118-122 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	X	D	✓	✓
COMMENTS:	1. The Hand rail at room 118 is bent and encroaches on the accessible pathway. 2. Ramp siding is deteriorated at room 120 and 121. 3. Excessive rust on all the gutters on the West side of the portables. 4. Holes in the ramp surface @ rooms118, 119 120. 5. Lower ramp rails is damaged/missing at Room 119.														
Classroom 123 960sf	✓	✓	✓	D	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles. 2. Security alarm panel falling off the all and hanging by wires. 3. Wall panel peeling in multiple locations.														
Classroom 124 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Carpet seam is frayed at the center of the room.														
Classroom 125 960sf	✓	✓	✓	D	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles. 2. Electrical outlet missing cover plate on the East wall.														
Building 123-125 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	X	D	✓	✓
COMMENTS:	1. Excessive rust at the North & South roof beams for room 125. 2. Gutters are rusted out on the North side of all rooms. 3. Foundation rot at Room 123 4. Ramp rail corner is damaged on room 125.														
Portable Girls Restroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Portable Boys Restroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Portable Restroom Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	D	✓	✓	✓
COMMENTS:	1. The ramp surface is deteriorated.														

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Classroom 126 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Damaged VCT tiles at the North wall.														
Classroom 127 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Ceiling tiles water damaged at the East wall.														
Classroom 128 960sf	✓	✓	✓	✓	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Broken j box cover plate on the West wall														
Building 126-128 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	D	✓	✓	✓
COMMENTS:	1. The foundation at room 127 East side is showing sign of rot and deterioration.														
Classroom 130 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 131 960sf	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Room used for storage, not evaluated														
Classroom 132 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 133 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Wall covering is peeling in various locations. 2. Damaged VCT at the door.														
Classroom 134 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Multiple damage desk throughout the room.														
Classroom 135 960sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 130-135 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	X	✓	✓	✓
COMMENTS:	1. The foundation at room 134 West side is showing signs of rot and deterioration. 2. Room 134 ramp transition to asphalt is loose.														
Classroom 80 1,140sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

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Classroom 81 1,140sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Damaged VCT in multiple locations.														
Classroom 82 1,440sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 83 1,200sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 84 Kitchen 600sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 85 1,260sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 86 1,140sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building 80 Exterior	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	D	✓	✓	✓	✓
COMMENTS:	1. Excessive peeling paint on the exterior louvers on the East side of the building.														
Building 90/100 Girls RR 247sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	NA	D
COMMENTS:	1. Excessive peeling paint at the skylight. 2. The exit door hits the jamb, must be forced open and closed.														
Building 90/100 Boys Restroom	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMMENTS:	Not in use, not evaluated														
Classroom 90 840sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 91 840sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles.														
Classroom 92 840sf	✓	✓	✓	✓	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Electrical outlet cover plate is missing from the wire mold on the West wall.														

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CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 93 840sf	✓	✓	✓	D	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	D
COMMENTS:	1. VCT damaged at West and East walls. 2. Water damaged ceiling tiles. 3. East wall wire mold outlet in missing cover plate. 4. Exterior door pull is missing screws.														
Classroom 94 840sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	D
COMMENTS:	1. VCT flooring has gaps between tiles in various locations in the room. 2. Exterior door pull is missing a screw.														
Classroom 95 840sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	D
COMMENTS:	1. Exterior door pull is missing a screw.														
Classroom 100 840sf	✓	✓	✓	✓	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. East wall wire mold outlet in missing cover plate.														
Classroom 101 840sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 102 840sf	✓	✓	✓	✓	✓	✓	D	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. West wall wire mold outlet in missing cover plate.														
Classroom 103 840sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	D
COMMENTS:	1. The key is stuck in the interior lock cylinder. 2. Door pull is missing a screw.														
Classroom 104/105 1,680sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles.														
Building 90/100 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Library 5,120sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged and missing ceiling tiles.														
Library Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Career Center 106 1,036sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. VCT flooring has bubbles and blisters throughout. 2. The VCT flooring is peeling up in places.														

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CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Classroom 107 1,036sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. VCT flooring has bubbles and blisters throughout. 2. Water damaged ceiling tiles.														
Classroom 108 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. VCT flooring has bubbles and blisters throughout.														
Classroom 109 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. VCT flooring has bubbles and blisters throughout. 2. Cabinet door by the exit door is damaged and falling off.														
Classroom 110 960sf	✓	✓	✓	D	✓	D	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. VCT flooring has bubbles and blisters throughout. 2. Ants present at door/trash cans at time of inspection.														
Classroom 111 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. VCT flooring has bubbles and blisters throughout.														
Classroom 112 1,110sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. VCT flooring has bubbles and blisters throughout.														
Classroom 113 1,110sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. VCT flooring has bubbles and blisters throughout.														
New Building Girls RR 279	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
New Building Boys RR 279	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
New Building 1st Floor Exterior	✓	✓	✓	NA	✓	✓	D	NA	✓	✓	D	✓	✓	✓	✓
COMMENTS:	1. The seismic joint rubber cover is torn and damaged by room 110 & Admin. 2. Exterior GFCI next to the Boys Restroom does not have a cover plate and does not function.														
Classroom 206 1,224sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 207 1,224sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															

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Classroom 208 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles.														
Classroom 209 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles.														
Classroom 210 1,024sf	✓	✓	✓	✓	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:															
Classroom 211 960sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Water damaged ceiling tiles.														
Classroom 212 1,224sf	✓	✓	✓	✓	✓	✓	✓	NA	D	✓	✓	✓	✓	NA	✓
COMMENTS:	1. Sink on the South wall is out of order.														
Classroom 213 1,224sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
New 2nd Floor Girls RR 160sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
New 2nd Floor Boys RR 160sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
New Building 2nd Floor Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	D	✓	✓	✓
COMMENTS:	1. Expansion joint at the elevator ceiling and wall is damaged.														
Quad and Wings	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Parking Lots	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
Playfields	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															

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CATEGORY / AREA	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOM	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/SCHOOL GROUNDS	WINDOWS/ DOORS/ GATES/FENCES
	COMMENTS:														
	COMMENTS:														

Marks: ✓= Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable



VCT Flooring is bubbling and cracked in rooms 106, 107, 108, 110, 112, 113



Wall surface is deteriorated at the windows of the little theater



Fire alarm in trouble state



Ceiling tiles missing and falling in the MPR



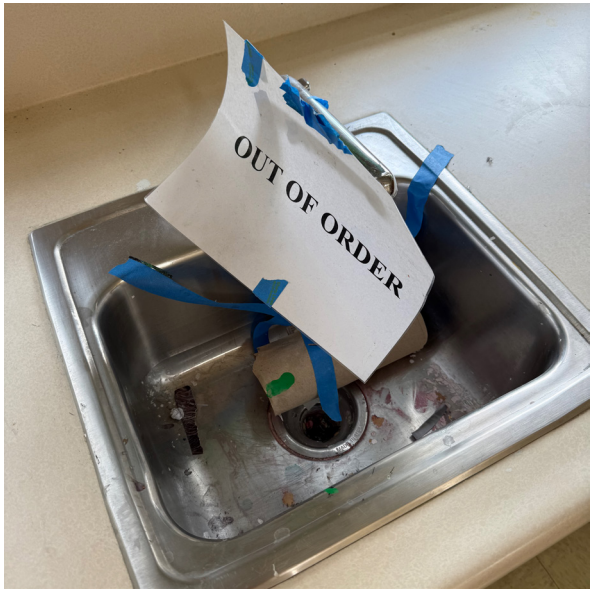
GFCI outlets do not function in rooms 22, 64,



Wall panels peeling in rooms 122, 133



Excessive peeling paint at the louvers on the East side of Bldg 80



Room 23 center sink is out of order



Rotted and damaged fascia and eaves at Room 40 West door.



Excessive rust and structural damage to the roof beam of room 125



Excessive rust at West side of portables 118-122



Damaged VCT flooring in rooms 60, 61, 67, 68, 69, 94,



Damaged ceiling at Second floor South corridor in Building 70



Contrasting stripe faded on multiple stairs throughout campus



Excessive peeling paint at Room 314 South door and South stairwell



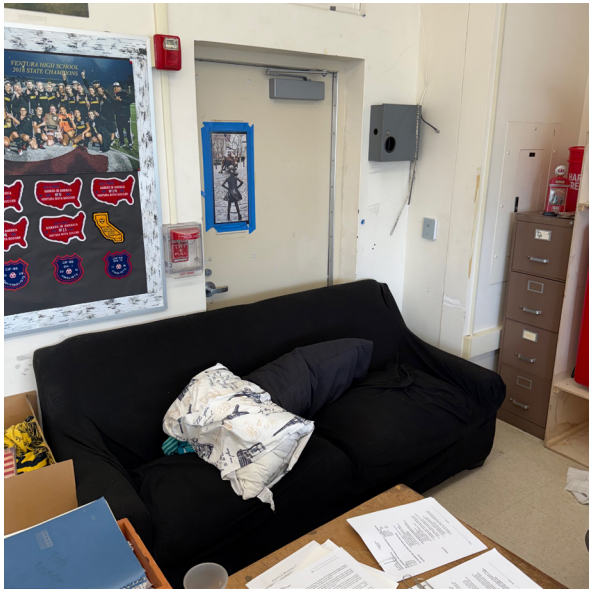
Ramp siding is deteriorated at rooms 120, 121 and 124



Handrail is bent at Room 118



Foundation showing signs of rot at room 127 East side and room 134 West side



Exit door is blocked by furniture in room 279



Exit door is blocked by furniture in room 277



Stage exit door blocked by riser storage



Damaged seismic joint at the second floor elevator



Seismic joint rubber cover is torn and damaged at new bldg to admin @ 110



Wood shop door is deteriorated



Heat lamp pointed to thermostat in Room 53



Admin rain gutter is falling off the building



Cabinet surface peeling in the Nurses office



Ceiling tiles missing from multiple locations in the Main St gym and lobby



Multiple cracked windows at Auditorium West elevation



Holes in ramp surface at room 118, 119 and 120



Water damaged ceiling tiles 51, 55, 61, 66, 276, 123, 125, 93, 107, 209, 210



Excessive peeling paint in the 900/100 Girls Restroom ceiling



Wall tile falling in room 59, 68



Electrical outlet cover plate missing in 52, 63, 92, 125, 100 , 102, 128, 278



Wire mold end cap missing in Rooms 55, 61,



Ceiling tile falling above the teachers desk in Room 60



Damaged ramp rail corner at room 125



Door pull is missing screws in room 93, 94, 94, 105



Damaged cabinet door in room 109



Excessive peeling paint in the Girls Locker room ceiling



Excessive peeling paint at the Main gym South wall exterior



Lower ramp rail damaged missing at Room 119



Fire extinguisher is broken in Room 50



Fire extinguisher is missing service tag in Room 52



Fire Extinguishers are out of service date in multiple locations see FIT report



Ceiling tiles falling in Dance Room 40



Excessive peeling paint on Cafeteria South wall and windows



Multiple seats broken on both theaters



Drinking fountains in the Main Street gym do not function



Security alarm panel hanging by wires in Room 123



Multiple damaged desks in Room 134



Loose power cord in from of Auditorium exit door



Excessive peeling paint on the Auditorium in multiple locations



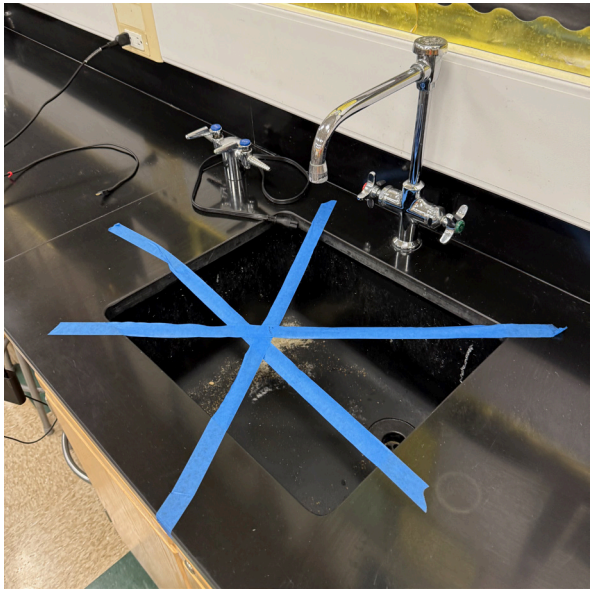
Light switches broken in Room /Hall 21



Ants at door and trash cans in Room 110



Exterior GFCI at New Building 1 Floor Boys RR missing cover plate



Room 212 sink out of order



Frayed and peeling carpet seam in Room 124

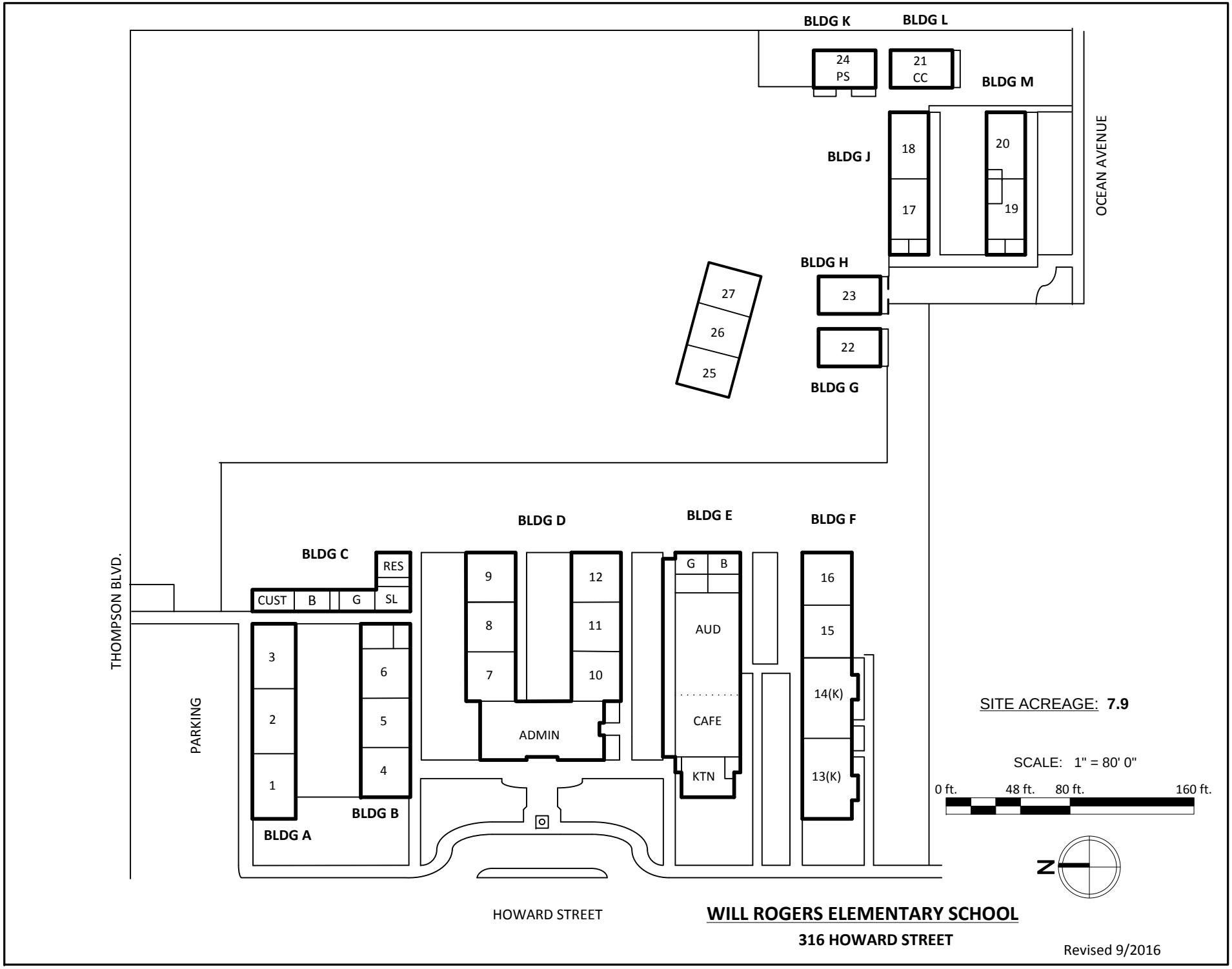


Bldg 90/100 Girls Restroom exit door hits the jamb



Key stuck in the lock cylinder on Room 103 interior

Will Rogers Elementary School



WILL ROGERS ELEMENTARY SCHOOL

316 HOWARD STREET

Revised 9/2016

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Ventura Unified School District/Ventura County Office of Education		Ventura	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE: 27
Will Rogers Elementary School		Elementary	NUMBER OF RESTROOMS ON SITE: 15
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
Mark Hawkins	DSA Project Inspector #4775		
TOTAL ESTIMATED BUILDING VOLUME (CUBIC FEET): 449,890	TOTAL ENROLLMENT: 436	TIME OF INSPECTION: 3PM	
TOTAL EST. SITE SQUARE FOOTAGE / ACREAGE: 392,053sf / 9.0Ac.	TOTAL ESTIMATED BUILDING SQUARE FOOTAGE: 38,715	WEATHER CONDITION AT TIME OF INSPECTION: CLEAR AND SUNNY	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓	Number of "✓"s:	55	54	54	17	55	54	52	13	48	54	53	49	54	16	46
	Number of "D"s:	0	1	1	21	0	1	3	0	2	1	2	6	1	1	8
55	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	Number of N/As:	0	0	0	17	0	0	0	42	5	0	0	0	0	38	0
Percent of System in Good Repair Number of "✓"s divided by (Total Areas - "NA"s)*		100.00%	98.18%	98.18%	44.74%	100.00%	98.18%	94.55%	100.00%	96.00%	98.18%	96.36%	89.09%	98.18%	94.12%	X
Total Percent per Category (average of above)*		98.79%			44.74%	99.09%		94.55%	98.00%		97.27%		93.64%		0.00%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			POOR	GOOD		GOOD	GOOD		GOOD		GOOD		POOR	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	**DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE** →	78.26%	**SCHOOL RATING**** →	FAIR

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

PART II: EVALUATION DETAIL Date of Inspection: 12/16/25 School Name: Will Rogers Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Admin 2,700sf	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Ceiling tiles falling in the teacher book room.													
Nurses Office	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Front Entrance Court	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
	COMMENTS:														
Classroom 7 992sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	X
	COMMENTS:	1. Excessive peeling paint at the South East corner. 2. Carpet buckling in multiple locations. 3. Broken window, shards off glass falling from window.													
Classroom 8 992sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Sink cabinet laminate is peeling from the doors.													
Classroom 9 992sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Sink cabinet base is deteriorated and laminate is peeling.													
Classroom 10 992sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classroom 11 992sf	✓	✓	✓	✓	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Holes in the wall under the white board @ East wall. 2. Light lens missing.													
Classroom 12 992sf	✓	✓	✓	D	✓	✓	D	NA	✓	✓	✓	✓	✓	NA	D
	COMMENTS:	1. Cabinet door laminate is peeling. 2. South door handle is loose. 3. Lights are seperating from each other falling													
Building D Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	✓	✓	✓	✓
	COMMENTS:	1. Excessive peeling paint on the South shutters													
Auditorium 4,264sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	D	✓	NA	✓
	COMMENTS:	1. Cracked concrete wall above the middle North doors between door corners and windows.													
Aud. Corridor 2,025sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	D
	COMMENTS:	1. Sixteen (16) cracked or broken windows, window film installed.													
Kitchen 864sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓

PART II: EVALUATION DETAIL Date of Inspection: 12/16/25 School Name: Will Rogers Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
~~Kitchen 864sf~~	COMMENTS:														
Auditorium Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:														
Auditorium Girl's Restroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Auditorium Boy's Restroom	✓	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Excessive peeling paint above the urinals													
Kindergarten 13 1,550sf	✓	✓	✓	D	✓	D	✓	NA	✓	✓	✓	✓	✓	NA	D
	COMMENTS:	1. Excessive peeling paint on the North cabinet doors. 2. North windows above the door do not shut properly. 3. Cracked window with film installed, South elevation. 4. Signs of termite at the South windows.													
Kindergarten Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:														
Classroom 14 1,550sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	NA	✓
	COMMENTS:	1. The concrete wall at the North door is showing an abnormal crack.													
Classroom 15 992sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Excessive paint peeling at the East wall by the ceiling.													
Classroom 16 992sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Countertop laminate is peeling at the sink and cabinet doors.													
Building F Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:														
Wing M Boy's RR 132sf	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Left sink does not function.													
Classroom 19 850sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Carpet is buckling at the VCT carpet transition. 2. Sink cabinet laminate is peeling. 3. Ceiling tiles missing and falling in multiple locations.													
Classroom 20 1,248sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Sink cabinet laminate is peeling from the doors.													

PART II: EVALUATION DETAIL Date of Inspection: 12/16/25 School Name: Will Rogers Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Building M Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:														
Classroom 24 960sf	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	D	✓	NA	✓
	COMMENTS:	1. Excessive rust at the North eaves.													
Classroom 24 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:														
Pre-K Playground	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
	COMMENTS:														
Classroom 18 1,000sf	✓	✓	✓	D	✓	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Carpet is buckling at the VCT carpet transition on both sides of the room. 2. Sink cabinet laminate is peeling.													
Classroom 17 1,000sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Excessive peeling paint on the North Wall and North low cabinets. 2. Sink cabinet laminate peeling on the doors.													
Wing J Girl's Restroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	D
		1. The metal trim on the bottom of the toilet partition is falling off.													
Building J Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	D	D	✓	✓	✓
	COMMENTS:	1. Support posts in South walkway have dry rot. 2. Excessive peeling paint on the East eaves.													
Classroom 22 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. The sink cabinet is water damaged and deteriorated.													
Classroom 22 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	D	✓	✓	✓
	COMMENTS:	1. Excessive rust at the North and South roof beam at the modular joint line.													
Classroom 23 960sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Counter top at sink is water damaged at the edge, peeling and deteriorated.													
Classroom 23 Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	D	✓	✓	✓
	COMMENTS:	1. Excessive rust at the modular line both North and South sides of building.													
Classroom 25	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓

PART II: EVALUATION DETAIL Date of Inspection: 12/16/25 School Name: Will Rogers Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
960sf	COMMENTS:														
Classroom 26 960sf	✓	✓	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Sink is clogged and does not drain.													
Classroom 27 960sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:														
Classrooms 25/26/27 Exterior	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓
	COMMENTS:	1. Roof gutters are rusted out and growing weeds on room 26 and 27.													
Garden	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
	COMMENTS:														
Classroom 1 992sf	✓	✓	✓	D	✓	✓	D	✓	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Wiremold end cap missing on the North wall. 2. Sink cabinet laminate is peeling.													
Classroom 2 992sf	✓	D	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	D
	COMMENTS:	2. HVAC Return register is damaged. 2. Sink cabinet laminate is peeling. 3. North door pull is missing a screw.													
Classroom 3 992sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	D
	COMMENTS:	1. Excessive peeling paint at the West wall. 2. North door pull is missing a screw. 3. Ceiling tiles falling in multiple locations.													
Building A Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	D	✓
	COMMENTS:	1. Contrasting stripe missing from the South stairs. 2. Excessive peeling paint on the South trellis and exterior wall at Room 2 . 3. Roof drain down spouts are damaged at room 2 and 3.													
Classroom 4 992sf	✓	✓	✓	✓	✓	✓	✓	NA	D	✓	✓	✓	✓	NA	D
	COMMENTS:	1. Exterior door sign is missing room number and braille. 2. Drinking fountain knob is loose and needs a set screw. 3. Sink faucet leaks.													
Classroom 5 992sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	D
	COMMENTS:	1. Three cracked windows on the South side windows. 2. Ceiling tile is falling at the center of the room.													
Classroom 6 992sf	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	✓	NA	✓
	COMMENTS:	1. Excessive peeling paint at the South side of the HVAC closet.													
Building B Exterior	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:														

PART II: EVALUATION DETAIL Date of Inspection: 12/16/25 School Name: Will Rogers Elementary School

CATEGORY / AREA	1 GAS LEAKS	2 MECH/HVAC	3 SEWER	4 INTERIOR SURFACES	5 OVERALL CLEANLINESS	6 PEST/VERMIN INFESTATION	7 ELECTRICAL	8 RESTROOM	9 SINKS/ FOUNTAINS	10 FIRE SAFETY	11 HAZARDOUS MATERIALS	12 STRUCTURAL DAMAGE	13 ROOFS	14 PLAYGROUND/SCHOOL GROUNDS	15 WINDOWS/ DOORS/ GATES/FENCES
Resource Room 330sf	✓	✓	✓	D	✓	✓	✓	NA	✓	D	✓	✓	✓	NA	✓
COMMENTS:	1. Excessive peeling paint under the North windows. 2. Fire extinguisher is out of service date (06/17/24)														
Building B Girls RR 312sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Building B Boys RR 240sf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓
COMMENTS:															
Upper Playground	✓	✓	✓	NA	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
COMMENTS:															
Parking Lot	✓	✓	✓	NA	✓	✓	✓	NA	NA	✓	✓	✓	✓	✓	✓
COMMENTS:															
COMMENTS:															
COMMENTS:															

Marks: ✓ = Good Repair (When filling up the electronic version, please use **ctrl+G**); **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable



Cracked concrete above the door in the Auditorium



Cracked concrete above the door in the Auditorium



Excessive rust at the Room 22 South modular line roof beams



Excessive rust at the North side rain gutters on rooms 26 and 27



Contrasting stripe missing from the stair at Building A



Signs of termite at the South windows in Room 13 Kindergarten



Dry rot at the arcade posts by room 18



Carpet is buckling by the VCT transition in Rooms 18 and 19



Excessive peeling paint at the North wall ans North low cabinets Room 18



Broken/cracked windows at Rooms 4, 5 13, and Auditorium corridor



Excessive peeling paint in Room 15 East wall by the ceiling



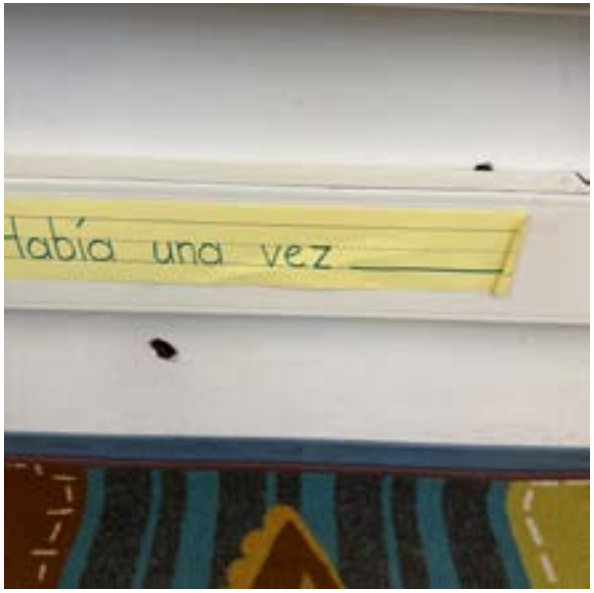
Counter top surface peeling by the sink in Room 16



Cabinet laminate is peeling at Rooms 2, 8, 9, 12, 17, 18, 20, 22 sink cabinet



Excessive peeling paint by the South side of the HVAC cabinet in Room 6



Holes in the wall under the East white board in Room 10



Broken window at Room 7, glass shards falling



Excessive peeling paint at the West wall in Room 3



Ceiling tile falling in Admin Teacher workroom



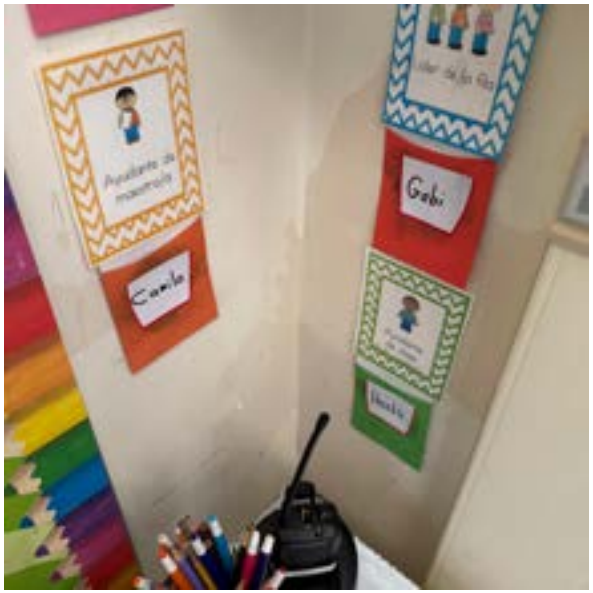
Light lens is missing in Room 10



Excessive peeling paint on the cabinet doors in room 13



Wire mold end cap missing in Room 1 North wall



Excessive peeling paint in Room 7 South East corner



Carpet bucking in Room 7



South door interior handle is loose at Room 12



Room 4 door signage is damaged and missing braille



Lights falling in room 12



Excessive peeling paint at Building D South shutters



Excessive peeling paint on Building A South trellis



Excessive peeling paint on Building A South wall



Damaged roof drain pipe on Building A rooms 2 and 3



Room 26 sink does not drain



Excessive peeling paint at Building J eaves and fascia



Abnormal concrete crack in Room 14 above the North door



Ceiling tile missing and falling in Room 19



Sink cabinet counter top is water damaged in Rooms 22 and 23



Toilet partition trim is falling off in Building J Girl's Restroom



Fire extinguisher is out of service date in Room 330



Sink faucet leaks in Room 4



Damaged return air grill in Room 2



North door pull missing screws at Rooms 2 and 3



Drinking fountain knob missing set screw in Room 4