# Inspection Details



Total Sc	ore :	1200/15	00 (80%)					CALIFORNIA
Property Na	ame :	CFD 5-Rive	erpark					
Reference Number	:	INS-3448						
Last Inspec Time	ited :	2/21/2025 (	02:20 PM					
Address	:		on Ln, Oxnai ifornia, Unite					
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
1	General Site Maintena nce - Graffiti	Open			Remove all graffiti as necessar y. Report to District represent ative if out of scope.			NA
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
2	General Site Maintena nce - Blowing hardscap e	Open			Blow off all hardscap es as needed. (Restroo ms, sports courts, playgroun ds, picnic areas, walkways ).			NA

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
3	Planters - Shrub pruning	Open			Prune all shrubs and planter areas as schedule d.			NA
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
4	Planters - Weed control	Open			Remove and control all weeds in planter areas.			NA
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
5	Irrigation - Run-Off	Open			Inspect areas of service for water run-off. Repair and replace irrigation when necessar y.			NA
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
6	Irrigation - Wet spots	Open			Inspect areas of service for wet spots in turf and planters. Adjust and			NA

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
					repair irrigation as needed.			
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
7	Trees - Down and broken branches	Open			Removed down and broken branches.			NA
	Task		Respons		Task	Inspecte	Inspecte	
#	Name	Status	e	Score(%)	Descripti on	d By	d Date	Price
8	Turf - Low Spots	Complete d	UNNACC EPTABL E	50/100(50 %)	Check all turf areas for low spots. Fill with topper as needed.	Thomas Lisiak	2/21/2025 02:15 PM	NA

**Notes:** Gopher damage and missing plants along nature trail next to Windrow Park. Low spots have been backfilled by contractor.

## After Image:

	ask lame	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
--	-------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



	īask Iame	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
--	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



Ŀ	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	
---	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------	--



Task Name	Status	Respons e	Score(%)	lask Descripti on	Inspecte d By	Inspecte d Date	Price
--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
9	General Site Maintena nce - Debris control	Complete d	UNNACC EPTABL E	50/100(50 %)	Remove any debris througho ut parks and right of ways.	Thomas Lisiak	2/21/2025 02:15 PM	NA

**Notes:** Gazebo area and sidewalk at Windrow Park will need to be pressure washed. Broken glass in planter next to Women's restroom at Vineyards Park needs to be removed. Debris not properly removed prior to rains has backed up drainage outlet in south detention basin. Water in basin is currently stagnant.

L.	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	
----	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------	--

## After Image:



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price



TaskTaskTaskResponsScore(%)DescriptiInspecteInspecteNameeond Date



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price



	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
--	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



ŀ	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	
---	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------	--



ŧ	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	
---	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------	--







Task Task Inspecte Inspecte P Name Status e on d By d Date	ore(%) Descripti Inspecte P on d By d Date	Descripti on	Score(%)	Respons e	Status	
---	---	-----------------	----------	--------------	--------	--



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
---	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price		
10	Planters - Plant material	Complete d	UNNACC EPTABL E	50/100(50 %)	Inspect of degrading or missing plant material. Monitor and treat for pests.	Thomas Lisiak	2/21/2025 02:15 PM	NA		
missing suc	<b>Notes:</b> Several medians still need to be transplanted with missing succulent ground cover. (1) median has been transplanted by contractor. Several missing Pomegranate									

shrubs missing in median along Ventura Rd. Gopher activity noted in planters. Roots are being eaten by gophers. Several plants have been removed by contractor. Contractor to address

	Teels		Deenene		lask
#	Task	Status	Respons	Score(%)	Descripti
77	Name	Status	e	Score( 70)	Descripti
			0		on

issue. Succulents increasingly dying back. May be overwatered and possibly pest issues. Noted in previous reports. Contractor to address issue. Contractors have trimmed down Wild Iris plants.

## After Image:



Inspecte

d By

Inspecte

d Date

Price

TaskTaskTaskResponsScore(%)DescriptiInspecteInspecteNameeond Byd Date



Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	
--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------	--



|--|



Task Task Inspecte Inspecte Price Name Status e Score(%) Descripti d By d Date



lask Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price







	ask Iame	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
--	-------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



	sk Sta ame	atus Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
--	---------------	-------------------	----------	-------------------------	------------------	--------------------	-------





#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price



Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	
--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------	--



Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	
--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------	--



	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
--	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



Task Task Respons Score(%) Descripti Inspecte Inspecte Price Name e on



#

ŧ	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
11	Irrigation - Coverage	Complete d	UNNACC EPTABL E	50/100(50 %)	Ensure proper sprinkler coverage througho ut turf and planter areas.	Thomas Lisiak	2/21/2025 02:14 PM	NA

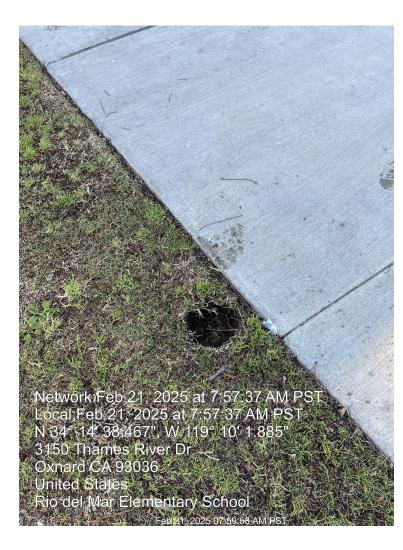
**Notes:** Several holes throughout turf in front of Del Mar School. Several sprinklers are too low and need to be lifted up.

#### After Image:





#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
---	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
12	Trees - Weed control	Complete d	UNNACC EPTABL E	50/100(50 %)	Inspect tree wells for weeds. Remove and treat as needed.	Thomas Lisiak	2/21/2025 02:13 PM	NA

**Notes:** Poa and clover throughout all parks in Riverpark. Weeds in tree wells throughout Gateway Park. Poa and clover noted throughout parkways on Forest Park Blvd. Weeds have been treated throughout Windrow Park.

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	
---	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------	--



Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	



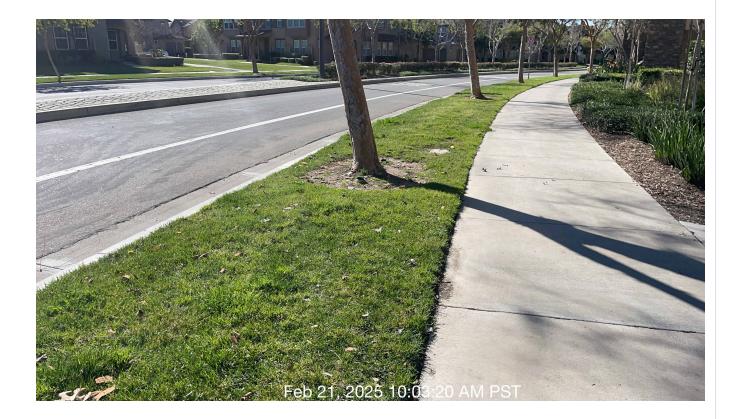
	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
--	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



	ask ame	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
--	------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



	ask lame	Status	Respons e	Score(%)		Inspecte d By	Inspecte d Date	Price
--	-------------	--------	--------------	----------	--	------------------	--------------------	-------



Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	
--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------	--



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
13	Pest Control - Pest Control	Complete d	UNNACC EPTABL E	50/100(50 %)	Inspect site for pest issues.	Thomas Lisiak	2/21/2025 02:16 PM	NA

**Notes:** Gopher issues in South Detention basin. Vines have been treated for pest issues along Nature Trail. Several missing Pomegranate shrubs missing in median along Ventura Rd. Gopher activity noted in planters. Roots are being eating by gophers. Several have been removed by contractor. Contractor to address issue.

#### After Image:

	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
--	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	
---	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------	--



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
							10 Kap	1. T.
		All All					- Contraction	
			4	Real Provide P				
						Č.	1	
			Feb	21, 2025 1	1:18:38 A	MPST	A	

Tas Na	sk Statu me	s Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	
-----------	----------------	----------------	----------	-------------------------	------------------	--------------------	-------	--



¢	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	
---	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------	--



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
14	Turf - Mowing	Complete d	ACCEPT ABLE	100/100(1 00%)	Mow turf areas as schedule d.	Thomas Lisiak	2/21/2025 02:13 PM	NA

**Notes:** Turf has been mowed at Vineyards Park, East Park, Crescent Park, and Windrow Park. Parkways along Riverpark Blvd and American River Ct have not been mowed. Contractors currently mowing Central Park. Quadrants on Oxnard Blvd/Forest Park Blvd have not been mowed.

#### After Image:

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
---	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
---	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



	ask Iame	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
--	-------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
						(4 <sup>4</sup> )	
2						200 24	
						Tar <u>ter</u>	
		Feb	21, 2025	10:44:06 A	MIPST		

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
			K_					
	- 31			T			Â	
				1910				
			Feb	21, 2025 1	0:50:17 A	M PST		

#		Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
	•		CT.						
	GMC								
	9894623		- ()					-	
					a de la companya de l		the second	×.	

Feb 21, 2025 11:05:47 AM PST

4	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
			Feb	21.2025	11:07:59 A	M <sup>*</sup> PST		

	ask ame	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
--	------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
15	Turf - Edging	Complete d	ACCEPT ABLE	100/100(1 00%)	Edge all turf areas as schedule d.	Thomas Lisiak	2/21/2025 02:13 PM	NA

**Notes:** Turf has been edged at Vineyards Park, East Park, Crescent Park, and Windrow Park. Parkways along Riverpark Blvd and American River Ct have not been edged. Contractors currently mowing Central Park.

#### After Image:

	sk Ime	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
--	-----------	--------	--------------	----------	-------------------------	------------------	--------------------	-------







#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
---	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



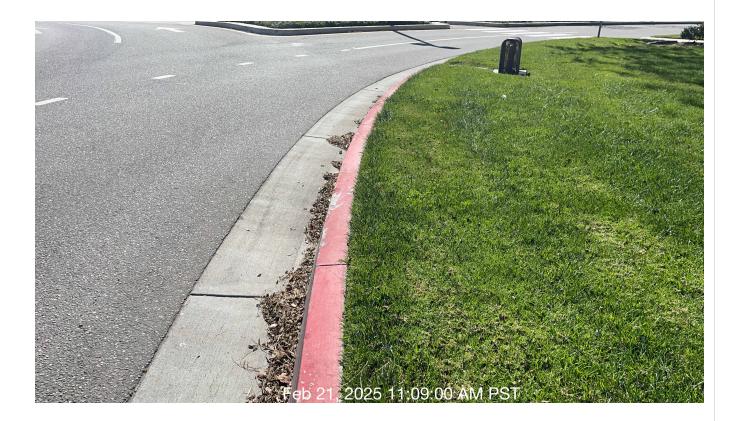
	ask ame	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
--	------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
---	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
16	Turf - String Trim	Complete d	ACCEPT ABLE	100/100(1 00%)	String trim areas as schedule d. (Valve boxes, posts, buildings, bbq).	Thomas Lisiak	2/21/2025 02:13 PM	NA

**Notes:** Turf has been whipped at Vineyards Park, East Park, Crescent Park, and Windrow Park. Parkways along Riverpark Blvd and American River Ct have not been whipped. Contractors currently mowing Central Park.

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	
---	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------	--



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
---	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



ŀ	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
---	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



# Task Status Respor	s Score(%) Task	Inspecte	Inspecte	Price
Name e	on	d By	d Date	



|--|



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price



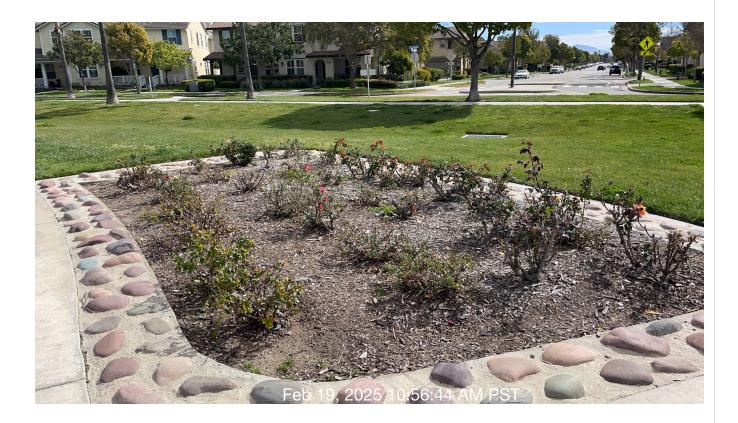
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
17	Turf - Bare spots	Complete d	ACCEPT ABLE	100/100(1 00%)	Check all turf areas for bare spots. Add topper and seed as necessar y. Ensure we have irrigation coverage	Thomas Lisiak	2/21/2025 02:15 PM	NA

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	
---	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------	--

**Notes:** Contractor has mulched 1 planter at Central Parks Rose garden. Contractor was sent back to clean up around roses since they were covered with mulch.



	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
--	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
		*				C. Mar		
			- E.S.					
	N							

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
- //		New and						
	w/							

Feb 19: 2025 10:57:25 AM PST

#	ask ame	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
" N	ame	010100	е	00010(70)	on	d By	d Date	1 1100



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
18	General Site Maintena nce - Litter and Trash removal	Complete d	ACCEPT ABLE	100/100(1 00%)	Empty trash cans and collect litter as needed.	Thomas Lisiak	2/21/2025 02:15 PM	NA

**Notes:** Multiple new piles of mulch dumped by basin next to Krispy Kreme. Several piles with pine needle.

Ŀ	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
---	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



Tas Nar	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	
------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------	--



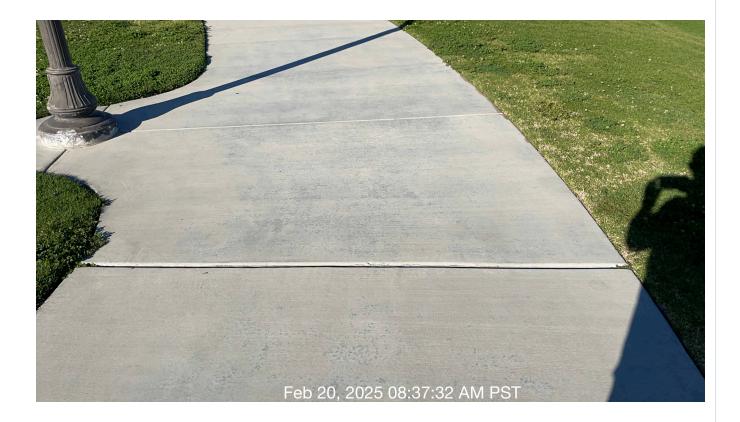
	Fask Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
--	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



19 General Site Maintena nce - Amenities Complete ACCEPT 100/100(1 d ABLE 00%) Check all Thomas 2/21/2025 NA (Benches , bbqs, kiosks). Clean as necessar y. Report deficienci es to District represent ative.	#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
	19	Site Maintena nce -	•			amenities (Benches , bbqs, kiosks). Clean as necessar y. Report deficienci es to District represent			NA

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
---	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------

**Notes:** Multiple expansion joints need to be repaired at Crescent Park.



# Task Status Respons Score(%) D Name e o	Task Descripti on	Inspecte d By	Inspecte d Date	Price
--	-------------------------	------------------	--------------------	-------



# Task Respons Task Inspecte Inspecte Price Name e on d By d Date	¢.
--	----



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
20	Irrigation - Schedulin g	Complete d	ACCEPT ABLE	100/100(1 00%)	Monitor and adjust all irrigation. Adjust as necessar y.	Thomas Lisiak	2/21/2025 02:14 PM	NA

**Notes:** All clocks are currently being adjusted to watering (2) days per week maximum 10 minutes per station throughout Riverpark.

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
---	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
21	Irrigation - Valve boxes	Complete d	ACCEPT ABLE	100/100(1 00%)	Inspect areas of service for broken or missing valve box lids.	Thomas Lisiak	2/21/2025 02:14 PM	NA

Notes: Issues with clock 26 Forest Park Blvd.

Task Task Respons Score(%) Descripti Inspecte Inspecte Price Name d By d Date



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
22	Trees - Sidewalks /Streets	Complete d	ACCEPT ABLE	100/100(1 00%)	Inspect areas of service to ensure trees are not encroachi ng on right of ways.	Thomas Lisiak	2/21/2025 02:14 PM	NA

Notes: Cracked sidewalk near Forest Park/ Ventura Rd.

#### After Image:

ŧ	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	
---	--------------	--------	--------------	----------	-------------------------	------------------	--------------------	-------	--



