

Inspection
Details



Total Score : 1800/2100 (86%)

Property Name : 36 - Villa Sta Cruz/Villa Carmel

Reference Number : INS-3482

Last Inspected Time : 3/10/2025 10:48 AM

Address : 1454 Marsella Dr, Oxnard - 93030, California, United States

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
1	Turf - String Trim	Completed	UNNACC EPTABLE	50/100(50%)	String trim areas as scheduled. (Valve boxes, posts, buildings, bbq).	Oliver Carrillo	3/10/2025 10:01 AM	NA

Notes: Tree wells in detention basin between Camino de la Luna and Lorena Drive need to be string trimmed for weeds.

After Image:

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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2	Turf - Bare spots	Completed	UNNACCEPTABLE	50/100(50%)	Check all turf areas for bare spots. Add topper and seed as necessary. Ensure we have irrigation coverage.	Oliver Carrillo	3/10/2025 10:03 AM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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Notes: Bare spots in turf area on Cesar Chavez caused by gopher mounds.

After Image:



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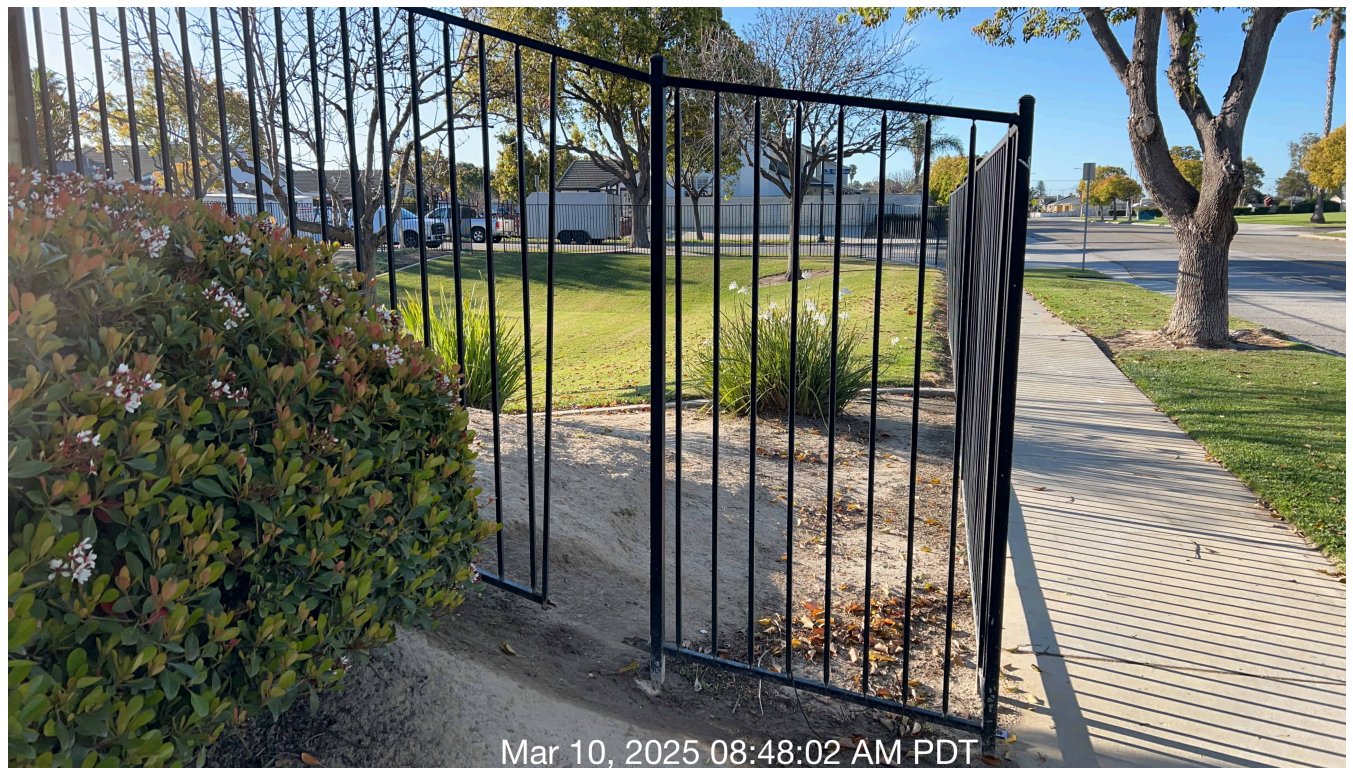


#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
								
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3	General Site Maintenance - Amenities	Completed	UNNACCEPTABLE	50/100(50%)	Check all amenities (Benches, bbqs, kiosks). Clean as necessary. Report deficiencies to District representative.	Oliver Carrillo	3/10/2025 10:07 AM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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Notes: Hole in fence of detention basin on Katrina. Resident has been entering detention basin with dogs. The dogs have been digging into the sloped planter, exposing irrigation lines and burying valve boxes and destroying plant material.

After Image:



#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
4	Planters - Weed control	Completed	UNNACCEPTABLE	50/100(50%)	Remove and control all weeds in planter areas.	Oliver Carrillo	3/10/2025 10:14 AM	NA

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Notes: Weeds in planters of Greenbelt between Nina and Olivia Drive. Weeds in planter of detention basin on the corner of Licho way and Viviana dr. Weeds in planter of detention basin on Katrina way.

After Image:



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5	Trees - Sidewalks /Streets	Completed	UNNACC EPTABLE	50/100(50%)	Inspect areas of service to ensure trees are not encroaching on right of ways.	Oliver Carrillo	3/10/2025 10:19 AM	NA

Notes: Need to grind lifted sidewalk in Greenbelt between Nina and Olivia Drive and Along detention basin on Katrina Way. Also along Cesar Chavez.

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After Image:



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6	Trees - Weed control	Completed	UNNACCEPTABLE	50/100(50%)	Inspect tree wells for weeds. Remove and treat as needed.	Oliver Carrillo	3/10/2025 10:18 AM	NA

Notes: Tree wells in detention basin between Camino de la Luna and Lorena dr. Need to be string trimmed for weeds.

After Image:

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7	Turf - Mowing	Completed	ACCEPTABLE	100/100(100%)	Mow turf areas as scheduled.	Oliver Carrillo	3/10/2025 10:00 AM	NA

Notes: Turf mowing complete.

After Image:

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 Mar 10, 2025 10:40:18 AM PDT								

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
8	Turf - Edging	Completed	ACCEPTABLE	100/100(100%)	Edge all turf areas as scheduled.	Oliver Carrillo	3/10/2025 10:01 AM	NA

Notes: Turf edging complete.

After Image:

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Mar 10, 2025 08:59:33 AM PDT

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
9	Turf - Low Spots	Completed	ACCEPTABLE	100/100(100%)	Check all turf areas for low spots. Fill with topper as needed.	Oliver Carrillo	3/10/2025 10:03 AM	NA

Notes: No low spots found.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
10	General Site Maintenance - Litter and Trash removal	Completed	ACCEPTABLE	100/100(100%)	Empty trash cans and collect litter as needed.	Oliver Carrillo	3/10/2025 10:19 AM	NA

Notes: Minimal or no trash found in areas.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
11	General Site Maintenance - Debris control	Completed	ACCEPTABLE	100/100(100%)	Remove any debris throughout parks and right of ways.	Oliver Carrillo	3/10/2025 10:05 AM	NA

Notes: Clear of debris.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
12	General Site Maintenance - Graffiti	Completed	ACCEPTABLE	100/100(100%)	Remove all graffiti as necessary. Report to District representative if out of scope.	Oliver Carrillo	3/10/2025 10:07 AM	NA

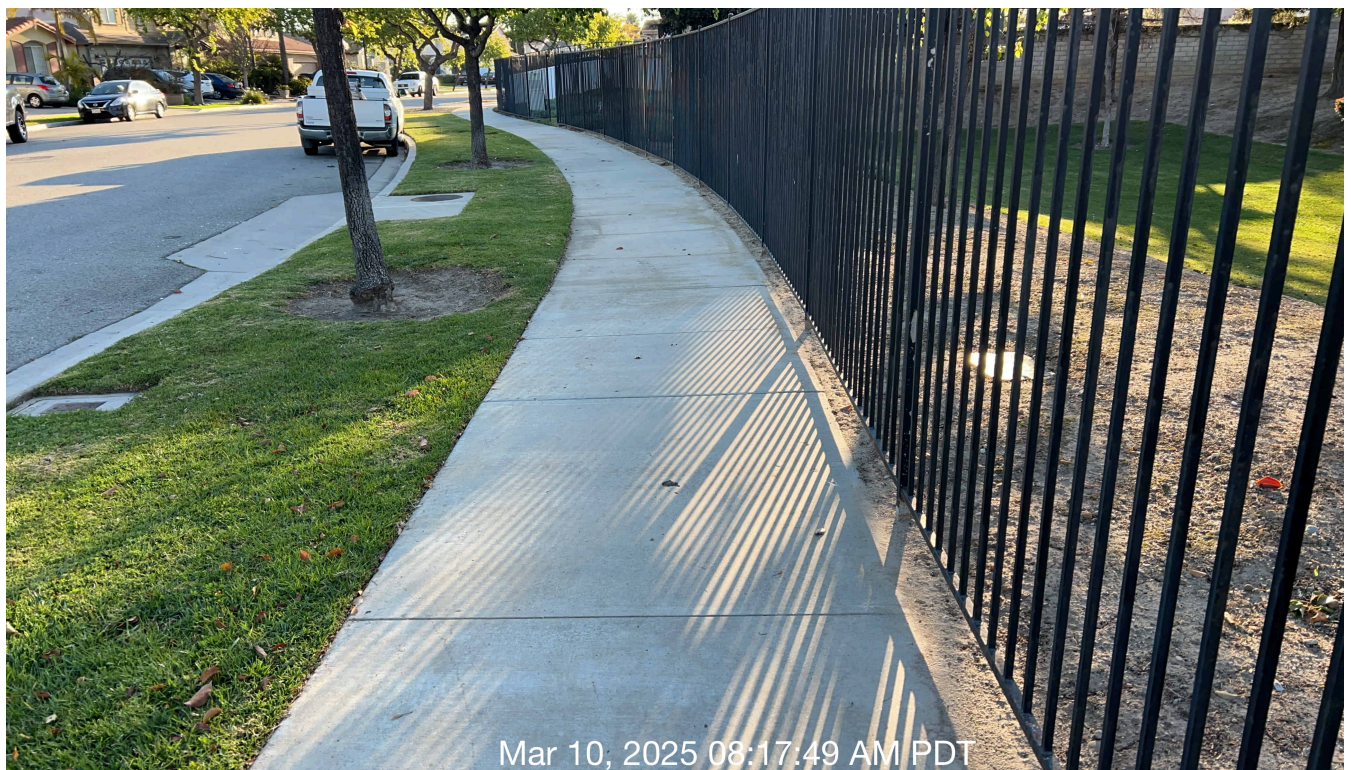
Notes: No graffiti found.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
13	General Site Maintenance	Completed	ACCEPTABLE	100/100(100%)	Blow off all hardscap	Oliver Carrillo	3/10/2025 10:09 AM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
	nce - Blowing hardscape				es as needed. (Restrooms, sports courts, playgrounds, picnic areas, walkways).			

Notes: Dirt from edging was not properly blown off in the Greenbelt between Olivia and Nina dr. Areas have otherwise been blown correctly.

After Image:



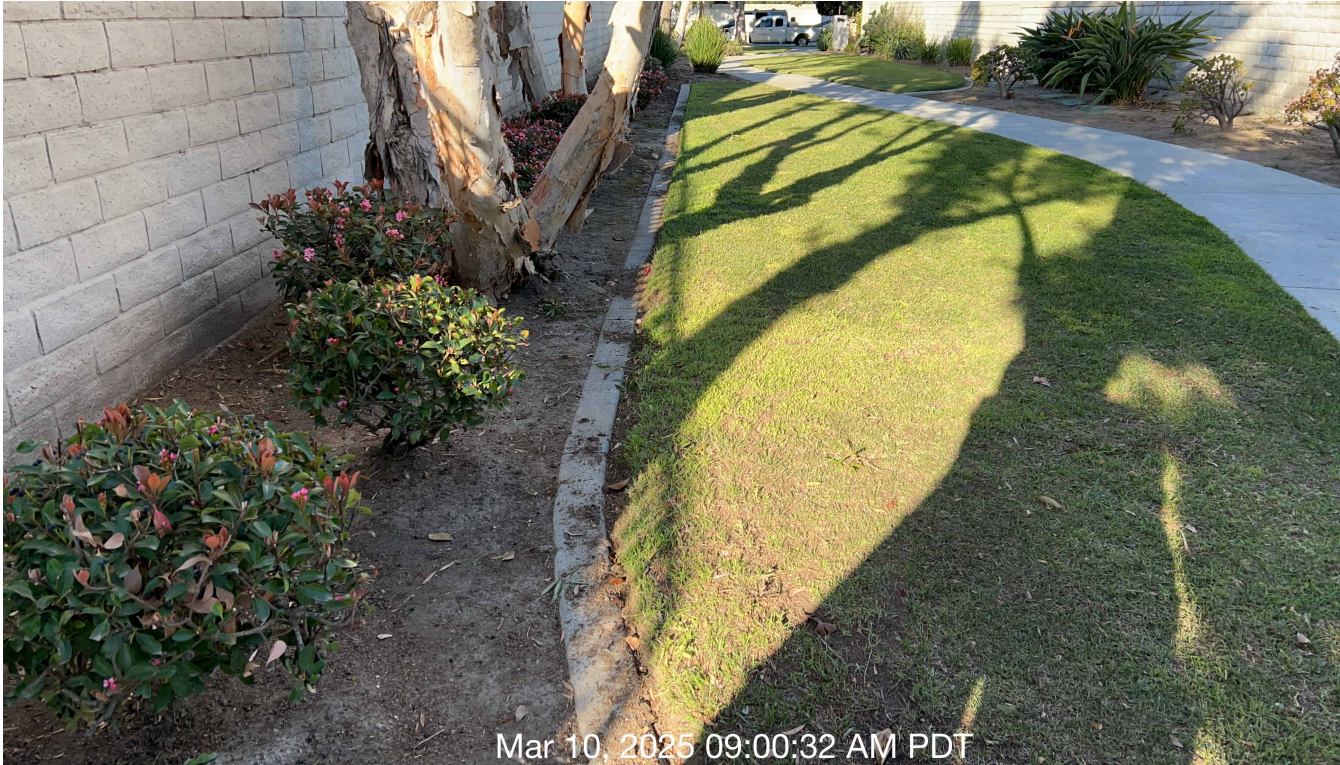
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14	Planters - Shrub pruning	Completed	ACCEPTABLE	100/100(100%)	Prune all shrubs and planter areas as scheduled.	Oliver Carrillo	3/10/2025 10:19 AM	NA

Notes: Shrubs have been pruned correctly.

After Image:

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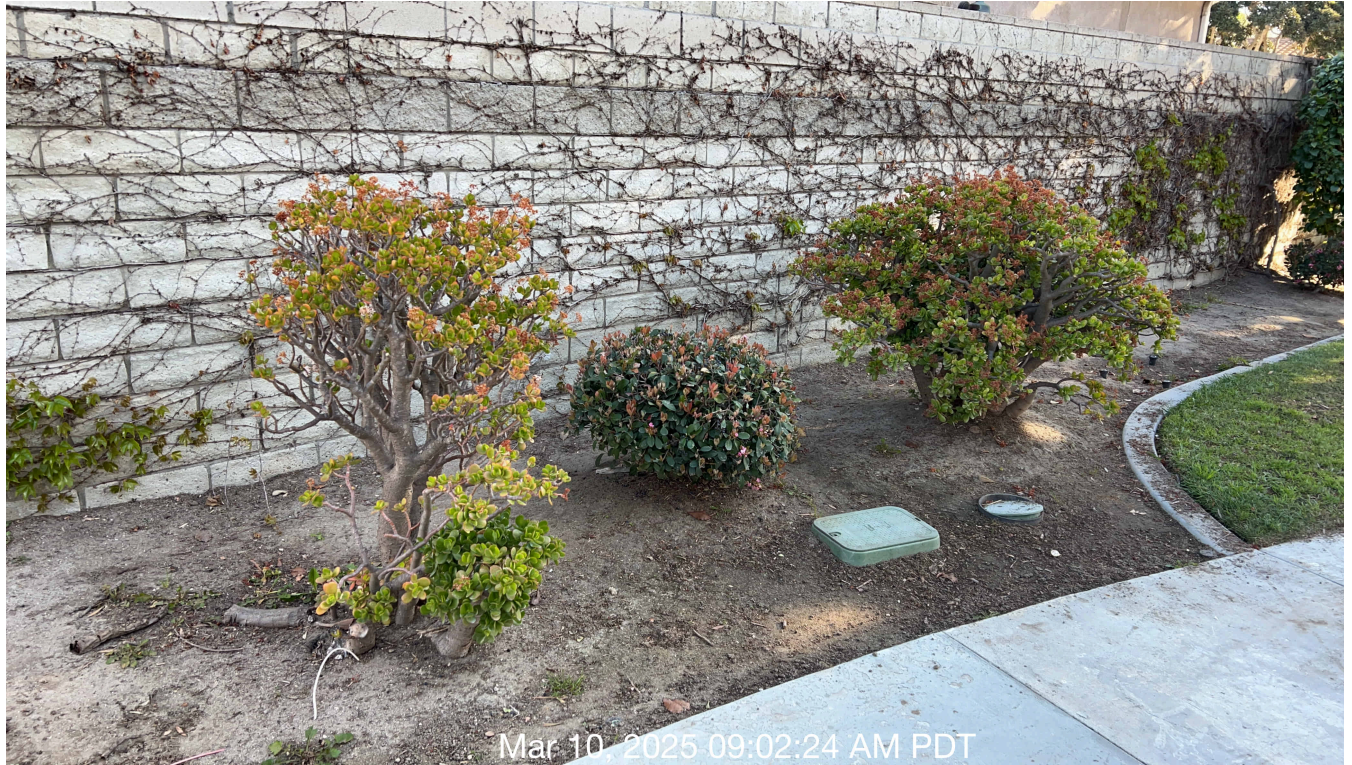
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15	Planters - Plant material	Completed	ACCEPTABLE	100/100(100%)	Inspect of degrading or missing plant material. Monitor and treat for pests.	Oliver Carrillo	3/10/2025 10:15 AM	NA

Notes: Plant material is healthy.

After Image:

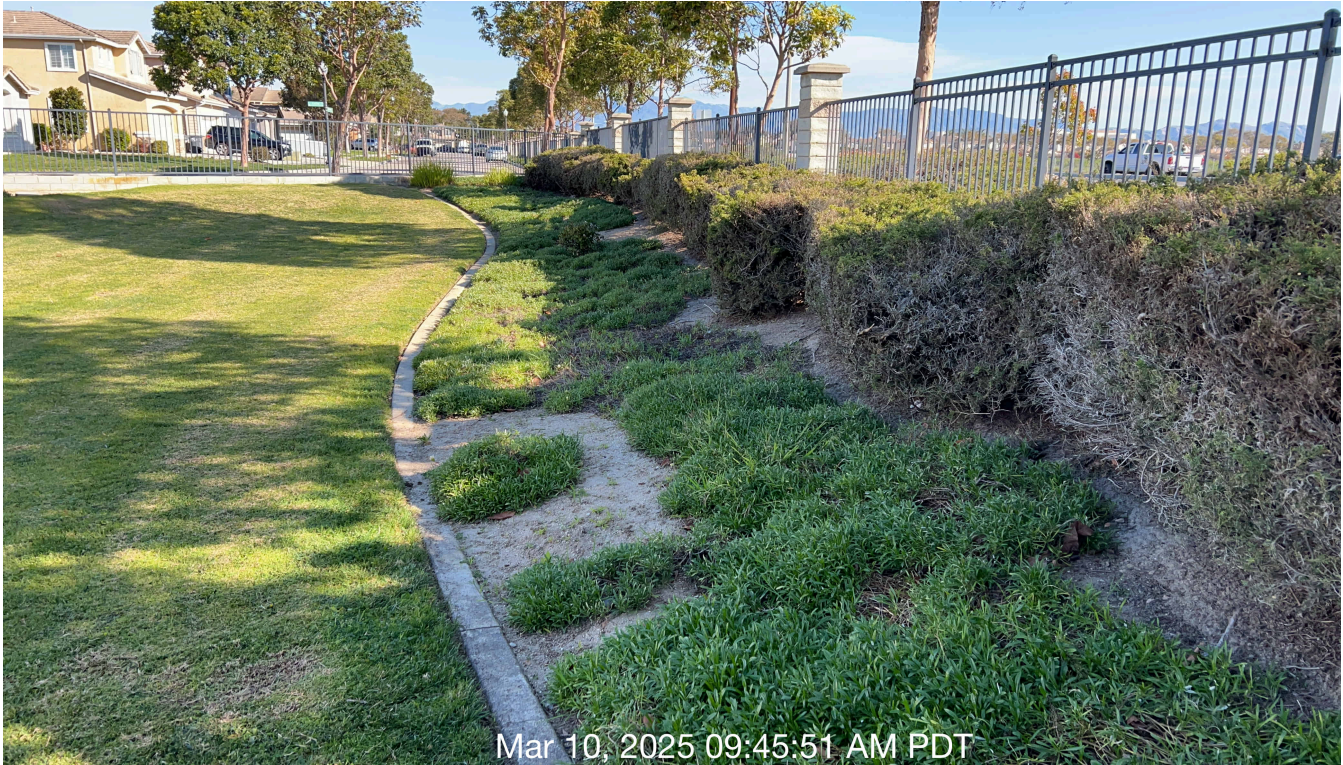
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16	Irrigation - Scheduling	Completed	ACCEPTABLE	100/100(100%)	Monitor and adjust all irrigation. Adjust as necessary.	Oliver Carrillo	3/10/2025 10:19 AM	NA

Notes: Irrigation scheduling is correct.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
17	Irrigation - Run-Off	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service for water run-off. Repair and replace irrigation when necessary.	Oliver Carrillo	3/10/2025 10:19 AM	NA

Notes: No irrigation runoff found.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
18	Irrigation - Coverage	Completed	ACCEPTABLE	100/100(100%)	Ensure proper sprinkler coverage throughout turf and planter areas.	Oliver Carrillo	3/10/2025 10:36 AM	NA

Notes: Irrigation coverage is good.

After Image:

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
								

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
19	Irrigation - Wet spots	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service for wet spots in turf and planters. Adjust and repair irrigation as needed.	Oliver Carrillo	3/10/2025 10:15 AM	NA

Notes: No white spots found.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
20	Irrigation - Valve boxes	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service for broken or missing valve box lids.	Oliver Carrillo	3/10/2025 10:18 AM	NA

Notes: Some missing valve box lids need to be replaced in detention basin on Katrina Way.

After Image:



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A photograph showing three green utility boxes (likely for gas or water) installed in a dirt area next to a concrete foundation wall. A large, leafy plant is on the right. A concrete curb separates the dirt area from a grassy lawn on the left. A timestamp 'Mar 10, 2025 09:04:04 AM PDT' is overlaid at the bottom of the image.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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21	Trees - Down and broken branches	Completed	ACCEPTABLE	100/100(100%)	Removed down and broken branches.	Oliver Carrillo	3/10/2025 10:17 AM	NA

Notes: No fallen trees or tree branches found.