Inspection Details



Total Score : 1800/2100 (86%)

Property Name 42 - Cantabria/Coronado

Reference Number

: INS-3487

Time

Last Inspected : 3/25/2025 10:52 AM

Address 1703 Tiesa Ln, Oxnard -

93030, California, United

States

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
1	Turf - Bare spots	Complete d	UNNACC EPTABL E	50/100(50 %)	Check all turf areas for bare spots. Add topper and seed as necessar y. Ensure we have irrigation coverage.	Oliver Carrillo	3/25/2025 10:44 AM	NA

Notes: Bare spots found in turf area caused by gopher mounds.







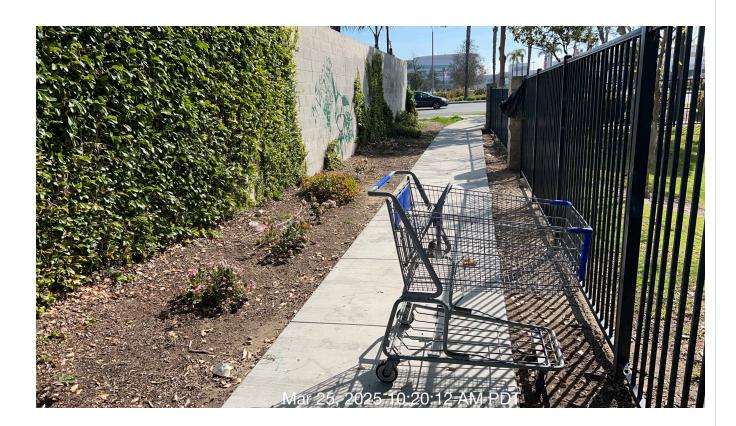




#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
2	General Site Maintena nce - Litter and Trash removal	Complete d	UNNACC EPTABL E	50/100(50 %)	Empty trash cans and collect litter as needed.	Oliver Carrillo	3/25/2025 10:19 AM	NA

Notes: Significant amount of trash found between Walgreens and detention basin.

After Image:







#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
3	General Site Maintena nce - Graffiti	Complete d	UNNACC EPTABL E	50/100(50 %)	Remove all graffiti as necessar y. Report to District represent ative if out of scope.	Oliver Carrillo	3/25/2025 10:19 AM	NA

Notes: Graffiti on wall between Walgreens and detention basin. Graffiti on drain in detention basin adjacent to Walgreens.







#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
4	Planters - Weed control	Complete d	UNNACC EPTABL E	50/100(50 %)	Remove and control all weeds in planter areas.	Oliver Carrillo	3/25/2025 10:48 AM	NA

Notes: Weeds in planter area need to be treated. weeds are in large planter area adjacent to Rubio circle.

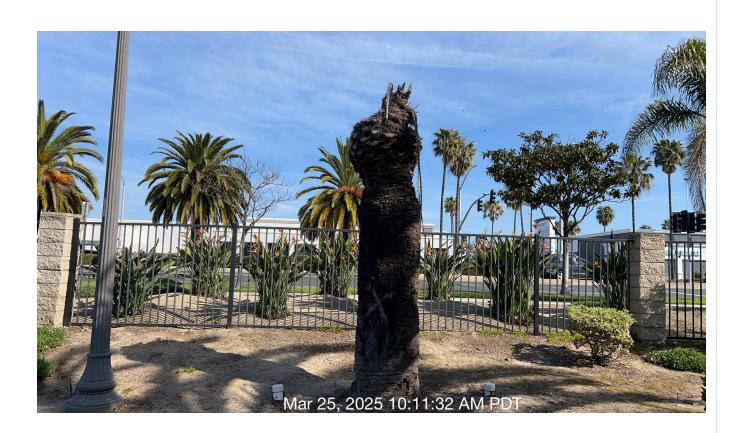


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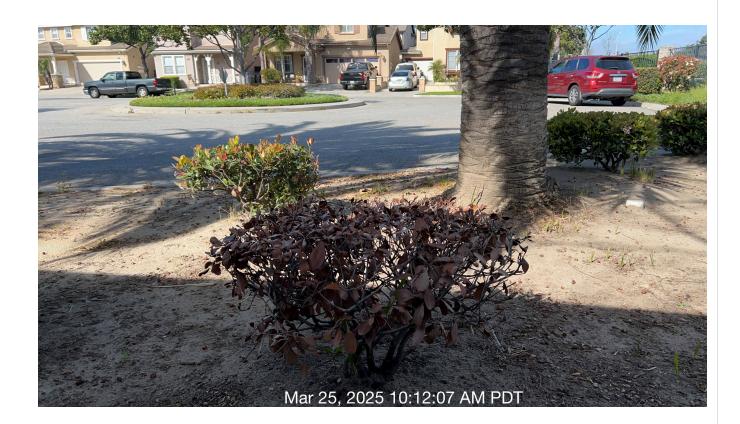


#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
5	Planters - Plant material	Complete d	UNNACC EPTABL E	50/100(50 %)	Inspect of degrading or missing plant material. Monitor and treat for pests.	Oliver Carrillo	3/25/2025 10:45 AM	NA

Notes: Plant material is healthy. dead trees need to be removed. Dead shrub needs to be removed adjacent to traffic circle.

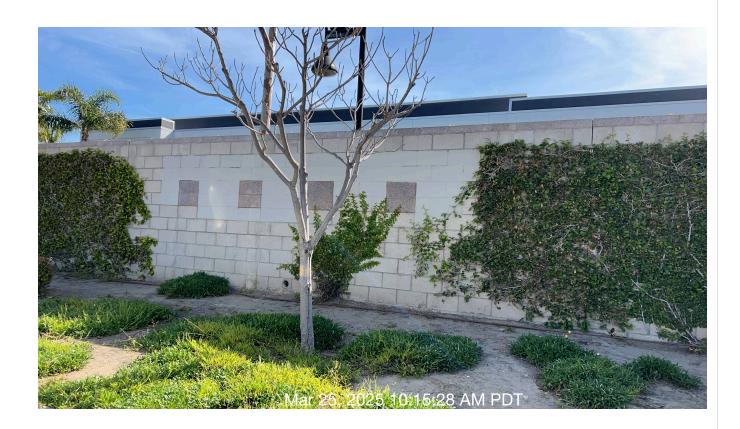


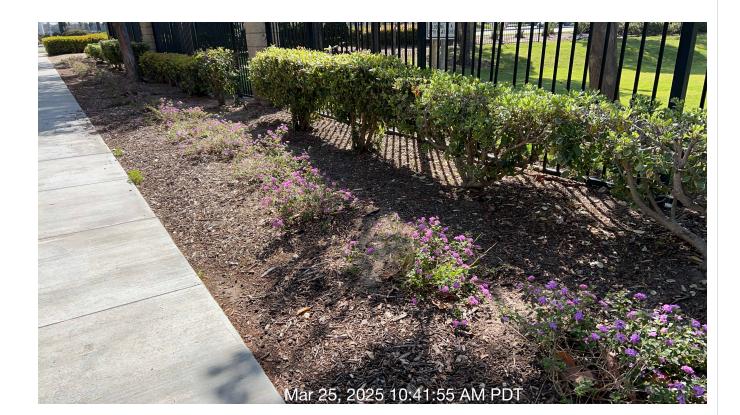










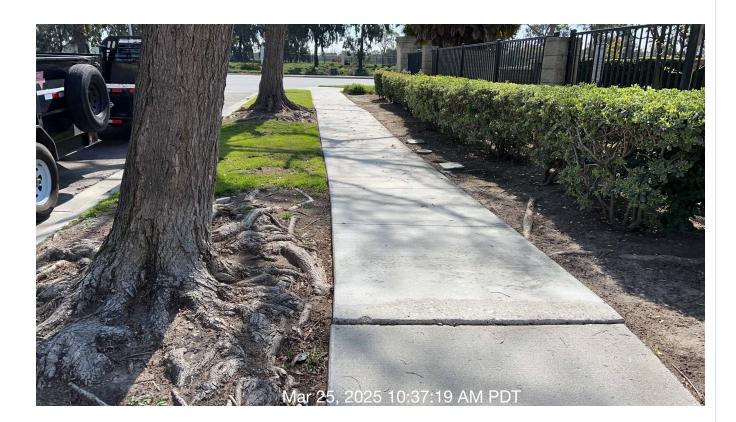


#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
6	Trees - Sidewalks /Streets	Complete d	UNNACC EPTABL E	50/100(50 %)	Inspect areas of service to ensure trees are not encroachi ng on right of ways.	Oliver Carrillo	3/25/2025 10:45 AM	NA

Notes: Sidewalks lifted, need grinding or removed and replaced.



on





#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
7	Turf - Mowing	Complete d	ACCEPT ABLE	100/100(1 00%)	Mow turf areas as schedule d.	Oliver Carrillo	3/25/2025 10:44 AM	NA

Notes: Turf mowing complete.



Task

on







on





#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
8	Turf - Edging	Complete d	ACCEPT ABLE	100/100(1 00%)	Edge all turf areas as schedule d.	Oliver Carrillo	3/25/2025 10:44 AM	NA

Notes: Turf edging complete.



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
9	Turf - String Trim	Complete d	ACCEPT ABLE	100/100(1 00%)	String trim areas as schedule d. (Valve boxes, posts, buildings, bbq).	Oliver Carrillo	3/25/2025 10:44 AM	NA

Notes: String trim complete.

After Image:







#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
10	Turf - Low Spots	Complete d	ACCEPT ABLE	100/100(1 00%)	Check all turf areas for low spots. Fill with topper as needed.	Oliver Carrillo	3/25/2025 10:44 AM	NA

Notes: No low spots found in turf area.

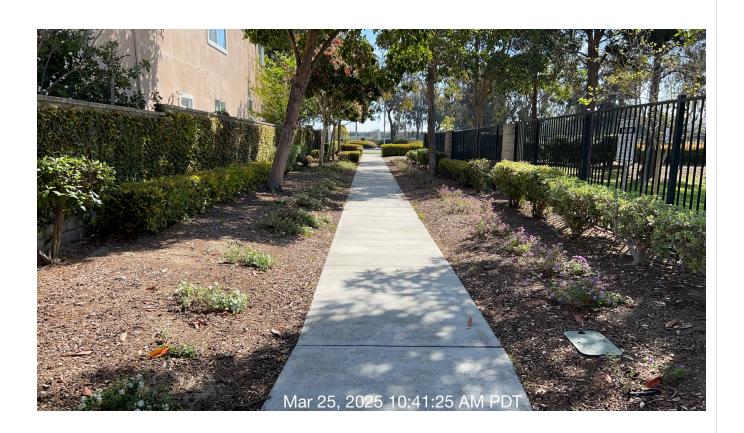
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
11	General Site Maintena nce - Debris control	Complete d	ACCEPT ABLE	100/100(1 00%)	Remove any debris througho ut parks and right of ways.	Oliver Carrillo	3/25/2025 10:44 AM	NA
Notes: No	debris found.							
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
12	General Site Maintena nce - Amenities	Complete d	ACCEPT ABLE	100/100(1	Check all amenities . (Benches, bbqs, kiosks). Clean as necessar y. Report deficienci es to District represent ative.	Oliver Carrillo	3/25/2025 10:06 AM	NA
Notes: N/A	A							
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
13	General Site Maintena nce - Blowing hardscap e	Complete d	ACCEPT ABLE	100/100(1	Blow off all hardscap es as needed. (Restroo ms, sports courts, playgroun ds, picnic areas, walkways).	Oliver Carrillo	3/25/2025 10:44 AM	NA

Notes: Hard scape blowing complete.









#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
14	Planters - Shrub pruning	Complete d	ACCEPT ABLE	100/100(1 00%)	Prune all shrubs and planter areas as schedule d.	Oliver Carrillo	3/25/2025 10:44 AM	NA

Notes: Shrubs have been pruned correctly.



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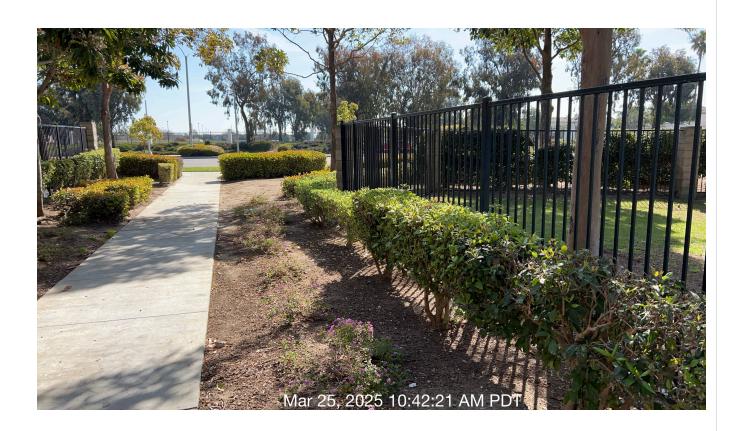
Task

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#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
15	Irrigation - Schedulin g	Complete d	ACCEPT ABLE	100/100(1 00%)	Monitor and adjust all irrigation. Adjust as necessar y.	Oliver Carrillo	3/25/2025 10:45 AM	NA

Notes: Irrigation scheduling correct.

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
16	Irrigation - Run-Off	Complete	ACCEPT ABLE	100/100(1	Inspect areas of service for water run-off. Repair and replace irrigation when necessar y.	Oliver Carrillo	3/25/2025 10:45 AM	NA

Notes: No irrigation runoff found.

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
17	Irrigation - Coverage	Complete d	ACCEPT ABLE	100/100(1 00%)	Ensure proper sprinkler coverage througho ut turf and planter areas.	Oliver Carrillo	3/25/2025 10:45 AM	NA

Notes: Irrigation coverage is sufficient.

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
18	Irrigation - Wet spots	Complete d	ACCEPT ABLE	100/100(1	Inspect areas of service for wet spots in turf and planters. Adjust and repair irrigation as needed.	Oliver Carrillo	3/25/2025 10:45 AM	NA

Notes: No wet spots found.

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
19	Irrigation - Valve boxes	Complete d	ACCEPT ABLE	100/100(1 00%)	Inspect areas of service for broken or missing valve box lids.	Oliver Carrillo	3/25/2025 10:45 AM	NA

Notes: Valve boxes in good condition.

After Image:







Task Name



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
20	Trees - Down and broken branches	Complete d	ACCEPT ABLE	100/100(1 00%)	Removed down and broken branches.	Oliver Carrillo	3/25/2025 10:45 AM	NA

Notes: No fallen trees or tree branches found.

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
21	Trees - Weed control	Complete d	ACCEPT ABLE	100/100(1 00%)	Inspect tree wells for weeds. Remove and treat as needed.	Oliver Carrillo	3/25/2025 10:45 AM	NA

Notes: No weeds around trees.

After Image:





