

Inspection Details



Total Score : **1700/2100 (81%)**

Property Name : **49 - Cameron Ranch**

Reference Number : **INS-3490**

Last Inspected Time : **3/25/2025 11:53 AM**

Address : **2022 Ocaso Pl, Oxnard - 93030, California, United States**

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
1	Turf - Mowing	Completed	UNNACC EPTABLE	50/100(50%)	Mow turf areas as scheduled.	Oliver Carrillo	3/25/2025 11:50 AM	NA

Notes: Turf has not been mowed recently. turf was recently barren due to irrigation being off and has grown back due to rains. Recommend mowing.

After Image:

#	Task Name	Status	Respon se	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
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#	Task Name	Status	Respon se	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
2	Turf - String Trim	Complete d	UNNACC EPTABL E	50/100(50 %)	String trim areas as schedule d. (Valve boxes, posts, buildings, bbq).	Oliver Carrillo	3/25/2025 11:47 AM	NA

Notes: Weeds in plantar areas and around trees need to be string trimmed.

After Image:

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3	Turf - Bare spots	Complete d	UNNACC EPTABL E	50/100(50 %)	Check all turf areas for bare spots. Add topper and seed as necessary. Ensure we have irrigation coverage.	Oliver Carrillo	3/25/2025 11:37 AM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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Notes: Bare spots in Parkway turf area due to tree removal. Recommend having seeded.

After Image:



#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
4	Planters - Weed control	Completed	UNNACC EPTABLE	50/100(50%)	Remove and control all weeds in planter areas.	Oliver Carrillo	3/25/2025 11:41 AM	NA

Notes: Weeds throughout planter areas recommend string trimming weeds.

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



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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
5	Irrigation - Scheduling	Completed	UNNACC EPTABLE	50/100(50%)	Monitor and adjust all irrigation. Adjust as necessary.	Oliver Carrillo	3/25/2025 11:42 AM	NA

Notes: Irrigation is off.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
6	Irrigation - Coverage	Completed	UNNACC EPTABLE	50/100(50%)	Ensure proper sprinkler coverage throughout turf and planter areas.	Oliver Carrillo	3/25/2025 11:43 AM	NA

Notes: Irrigation is off.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
7	Irrigation - Valve boxes	Completed	UNNACC EPTABLE	50/100(50%)	Inspect areas of service for broken or missing valve box lids.	Oliver Carrillo	3/25/2025 11:45 AM	NA

Notes: Missing irrigation valve box lid need to be replaced. Boxes are otherwise in good condition.

After Image:

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#	Task Name	Status	Respon se	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
8	Trees - Weed control	Complete d	UNNACC EPTABL E	50/100(50 %)	Inspect tree wells for weeds. Remove and treat as needed.	Oliver Carrillo	3/25/2025 11:47 AM	NA

Notes: Weeds around trees in planter areas recommend string trimming the weeds.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
9	Turf - Edging	Completed	ACCEPTABLE	100/100(100%)	Edge all turf areas as scheduled.	Oliver Carrillo	3/25/2025 11:50 AM	NA

Notes: Turf edging around parkways is sufficient.

After Image:



#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
10	Turf - Low Spots	Completed	ACCEPTABLE	100/100(100%)	Check all turf areas for low spots. Fill	Oliver Carrillo	3/25/2025 11:37 AM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
					with topper as needed.			

Notes: No low spots in turf area.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
11	General Site Maintenance - Litter and Trash removal	Completed	ACCEPTABLE	100/100(100%)	Empty trash cans and collect litter as needed.	Oliver Carrillo	3/25/2025 11:38 AM	NA

Notes: Minimal trash found.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
12	General Site Maintenance - Debris control	Completed	ACCEPTABLE	100/100(100%)	Remove any debris throughout parks and right of ways.	Oliver Carrillo	3/25/2025 11:38 AM	NA

Notes: No debris found.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
13	General Site Maintenance - Amenities	Completed	ACCEPTABLE	100/100(100%)	Check all amenities (Benches, bbqs, kiosks). Clean as necessary. Report deficiencies to District	Oliver Carrillo	3/25/2025 11:39 AM	NA

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

Notes: N/A

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
14	General Site Maintenance - Graffiti	Completed	ACCEPTABLE	100/100(100%)	Remove all graffiti as necessary. Report to District representative if out of scope.	Oliver Carrillo	3/25/2025 11:39 AM	NA

Notes: No graffiti found.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
15	General Site Maintenance - Blowing hardscape	Completed	ACCEPTABLE	100/100(100%)	Blow off all hardscapes as needed. (Restrooms, sports courts, playgrounds, picnic areas, walkways).	Oliver Carrillo	3/25/2025 11:40 AM	NA

Notes: Hard scape is clear of debris.

After Image:

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16	Planters - Shrub pruning	Completed	ACCEPTABLE	100/100(100%)	Prune all shrubs and planter areas as scheduled.	Oliver Carrillo	3/25/2025 11:41 AM	NA
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Notes: Shrubs have been pruned.

After Image:

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
17	Planters - Plant material	Completed	ACCEPTABLE	100/100(100%)	Inspect of degrading or missing plant material. Monitor and treat for pests.	Oliver Carrillo	3/25/2025 11:41 AM	NA

Notes: Plant material is healthy.

After Image:

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
18	Irrigation - Run-Off	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service for water run-off. Repair and replace irrigation when necessary.	Oliver Carrillo	3/25/2025 11:43 AM	NA

Notes: Irrigation is off.

#	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	3/25/2025 11:43 AM	NA

Notes: Irrigation is off.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
20	Trees - Down and broken branches	Completed	ACCEPTABLE	100/100(100%)	Removed down and broken branches.	Oliver Carrillo	3/25/2025 11:47 AM	NA

Notes: No fallen trees or tree branches found.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
21	Trees - Sidewalks /Streets	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service to ensure trees are not encroaching on right of ways.	Oliver Carrillo	3/25/2025 11:46 AM	NA

Notes: Sidewalks are in good condition.

