## Inspection Details



Total Score	:	1600/2100 (76%)
Property Name	:	34 - Sunrise Pt/Sunset Cove
Reference Number	:	INS-3481
Last Inspected Time	:	3/26/2025 01:20 PM
Address	:	900 Kohala St, Oxnard - 93030, California, United States

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
1	Turf - Low Spots	Complete d	UNNACC EPTABL E	50/100(50 %)	Check all turf areas for low spots. Fill with topper as needed.	Jose Sanchez	3/26/2025 12:15 PM	NA

**Notes:** There are several low spots on Kohala Road due to missing trees.

ŧ	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	
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#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
2	General Site Maintena nce - Amenities	Complete d	UNNACC EPTABL E	50/100(50 %)	Check all amenities (Benches , bbqs, kiosks). Clean as necessar y. Report deficienci es to District represent ative.	Jose Sanchez	3/26/2025 12:34 PM	NA

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	
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Notes: Falling wooden fence recommended for replacement.



#	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.	Jose Sanchez	3/26/2025 12:37 PM	NA

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	
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#### **Notes:** Graffiti is recommended for removal.



#	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
4	Planters - Weed control	Complete d	UNNACC EPTABL E	50/100(50 %)	Remove and control all weeds in planter areas.	Jose Sanchez	3/26/2025 12:31 PM	NA

**Notes:** Several weeds on the planter beds. Please have contractor remove all weeds.

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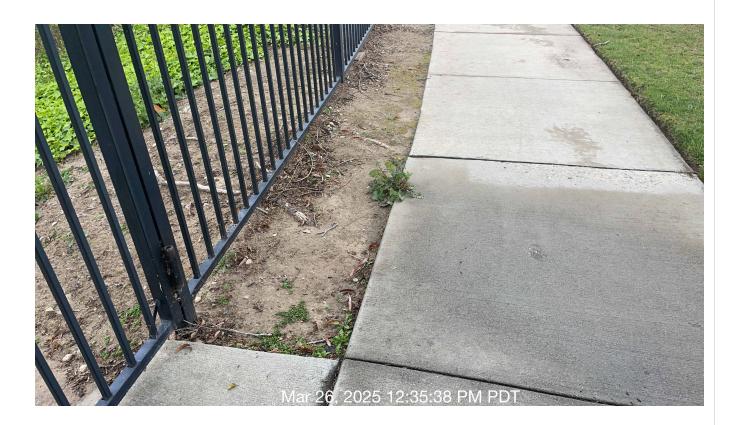


Task Task Inspecte Inspecte Price Name Status e Score(%) Descripti d By d Date



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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.	Jose Sanchez	3/26/2025 12:30 PM	NA

**Notes:** Various missing plant material recommended for replantation.

#### After Image:





#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
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6 Irrigation - Complete UNNACC 50/100(50 %) Inspect areas of service for water run-off. Repair and replace irrigation when necessar y.	#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
	6		•	EPTABL		areas of service for water run-off. Repair and replace irrigation when necessar			NA

# **Notes:** Several broken sprinklers recommended for replacement.

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	
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#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
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#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
7	Irrigation - Wet spots	Complete d	UNNACC EPTABL E	50/100(50 %)	Inspect areas of service for wet spots in turf and planters. Adjust and repair irrigation as needed.	Jose Sanchez	3/26/2025 12:29 PM	NA

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	
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**Notes:** Detention basin is retaining water recommended to clean out for proper drainage.

#### After Image:



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
8	Trees - Down and broken branches	Complete d	UNNACC EPTABL E	50/100(50 %)	Removed down and broken branches.	Jose Sanchez	3/26/2025 12:30 PM	NA

**Notes:** Broken branches or downed trees are recommended to be removed from the property.

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	
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#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
9	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.	Jose Sanchez	3/26/2025 12:37 PM	NA

**Notes:** Lifted sidewalks recommended for grinding or removal and replacement.

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



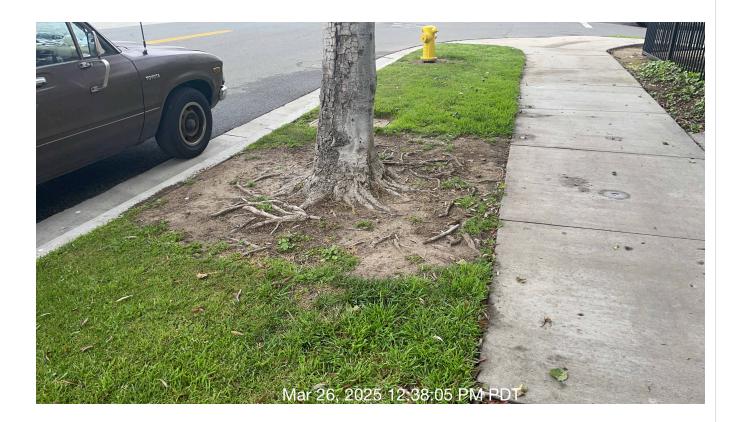
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
10	Trees - Weed control	Complete d	UNNACC EPTABL E	50/100(50 %)	Inspect tree wells for weeds. Remove and treat as needed.	Jose Sanchez	3/26/2025 12:37 PM	NA

**Notes:** Please have contractor remove all weeds around the tree wells.

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price	
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#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
11	Turf - Mowing	Complete d	ACCEPT ABLE	100/100(1 00%)	Mow turf areas as schedule d.	Jose Sanchez	3/26/2025 12:14 PM	NA

Notes: Turf mowing has been completed by contractor.

#### After Image:





#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
12	Turf - Edging	Complete d	ACCEPT ABLE	100/100(1 00%)	Edge all turf areas as schedule d.	Jose Sanchez	3/26/2025 12:14 PM	NA

**Notes:** Turf edging has been completed by a contractor.

	ask ame	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
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#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
13	Turf - String Trim	Complete d	ACCEPT ABLE	100/100(1 00%)	String trim areas as schedule d. (Valve boxes, posts, buildings, bbq).	Jose Sanchez	3/26/2025 12:34 PM	NA

Notes: String trim has been completed by the contractor.

#### After Image:

Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
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#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
14	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.	Jose Sanchez	3/26/2025 12:19 PM	NA

Notes: There are no visible bare turf areas.

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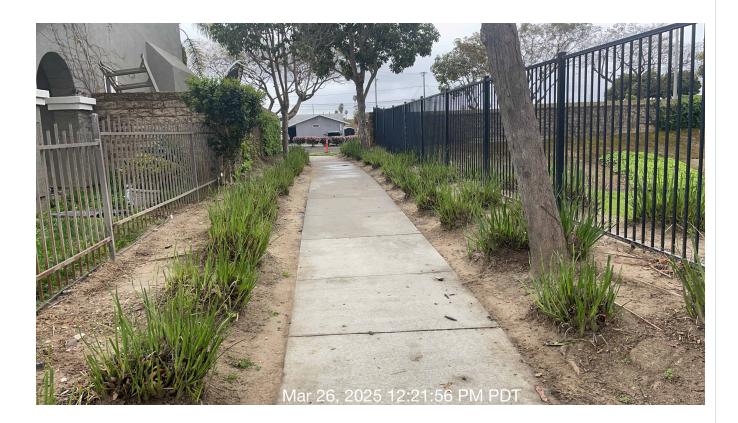
## After Image:



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
15	General Site Maintena nce - Litter and Trash removal	Complete d	ACCEPT ABLE	100/100(1 00%)	Empty trash cans and collect litter as needed.	Jose Sanchez	3/26/2025 12:21 PM	NA

Notes: Trash and litter has been completed by the contractor.

Task Status Respons Score(%) Descripti 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
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#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
16	General Site Maintena nce - Debris control	Complete d	ACCEPT ABLE	100/100(1 00%)	Remove any debris througho ut parks and right of ways.	Jose Sanchez	3/26/2025 12:22 PM	NA

Notes: Debris has been completed by the contractor.

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
17	General Site Maintena nce - Blowing hardscap e	Complete d	ACCEPT ABLE	100/100(1 00%)	Blow off all hardscap es as needed. (Restroo ms, sports courts, playgroun ds, picnic areas, walkways ).	Jose Sanchez	3/26/2025 12:36 PM	NA

Notes: Blowing has been completed by the contractor.



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
18	Planters - Shrub pruning	Complete d	ACCEPT ABLE	100/100(1 00%)	Prune all shrubs and planter areas as schedule d.	Jose Sanchez	3/26/2025 10:41 AM	NA

Notes: Shrubs have been trimmed to standard size.



					Task					
#	Task Name	Status	Respons e	Score(%)	Descripti on	Inspecte d By	Inspecte d Date	Price		
19	Irrigation - Schedulin g	Complete d	ACCEPT ABLE	100/100(1 00%)	Monitor and adjust all irrigation. Adjust as necessar y.	Jose Sanchez	3/26/2025 12:30 PM	NA		
Notes: Irrigation scheduling is acceptable.										
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price		
20	Irrigation - Coverage	Complete d	ACCEPT ABLE	100/100(1 00%)	Ensure proper sprinkler coverage througho ut turf and planter areas.	Jose Sanchez	3/26/2025 12:36 PM	NA		
Notes: Irrig	ation coverage	e is acceptabl	e.							
#	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.	Jose Sanchez	3/26/2025 12:37 PM	NA		
Notes: Valv	ve boxes are a	cceptable.								

