

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	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
1	Turf - Low Spots	Completed	UNNACC EPTABLE	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.

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
2	General Site Maintenance - Amenities	Completed	UNNACCEPTABLE	50/100(50%)	Check all amenities (Benches, bbqs, kiosks). Clean as necessary. Report deficiencies to District representative.	Jose Sanchez	3/26/2025 12:34 PM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
<p>Notes: Falling wooden fence recommended for replacement.</p> <p>After Image:</p>								
								
#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
3	General Site Maintenance - Graffiti	Completed	UNNACC EPTABLE	50/100(50%)	Remove all graffiti as necessary. Report to District representative if out of scope.	Jose Sanchez	3/26/2025 12:37 PM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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Notes: Graffiti is recommended for removal.

After Image:



#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
 <p>Mar 26, 2025 12:23:18 PM PDT</p>								

#	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.	Jose Sanchez	3/26/2025 12:31 PM	NA

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

After Image:

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
5	Planters - Plant material	Completed	UNNACC EPTABLE	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	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
6	Irrigation - Run-Off	Completed	UNNACC EPTABLE	50/100(50%)	Inspect areas of service for water run-off. Repair and replace irrigation when necessary.	Jose Sanchez	3/26/2025 12:30 PM	NA

Notes: Several broken sprinklers recommended for replacement.

#	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
7	Irrigation - Wet spots	Completed	UNNACCEPTABLE	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	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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Notes: Detention basin is retaining water recommended to clean out for proper drainage.

After Image:




#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
8	Trees - Down and broken branches	Completed	UNNACC EPTABLE	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	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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After Image:



#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
 <p>Mar 26, 2025 12:48:38 PM PDT</p>								

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
9	Trees - Sidewalks /Streets	Completed	UNNACC EPTABLE	50/100(50%)	Inspect areas of service to ensure trees are not encroaching 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	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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After Image:




#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
10	Trees - Weed control	Completed	UNNACCEPTABLE	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	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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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
11	Turf - Mowing	Completed	ACCEPTABLE	100/100(100%)	Mow turf areas as scheduled.	Jose Sanchez	3/26/2025 12:14 PM	NA

Notes: Turf mowing has been completed by contractor.

After Image:


#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
12	Turf - Edging	Completed	ACCEPTABLE	100/100(100%)	Edge all turf areas as scheduled.	Jose Sanchez	3/26/2025 12:14 PM	NA

Notes: Turf edging has been completed by a contractor.


After Image:

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
 <p>Mar 26, 2025 12:14:40 PM PDT</p>								

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
13	Turf - String Trim	Completed	ACCEPTABLE	100/100(100%)	String trim areas as scheduled. (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	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
								

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
14	Turf - Bare spots	Completed	ACCEPTABLE	100/100(100%)	Check all turf areas for bare spots. Add topper and seed as necessary. 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	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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After Image:



#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
15	General Site Maintenance - Litter and Trash removal	Completed	ACCEPTABLE	100/100(100%)	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.

After Image:

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
16	General Site Maintenance - Debris control	Completed	ACCEPTABLE	100/100(100%)	Remove any debris throughout 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	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
17	General Site Maintenance - Blowing hardscape	Completed	ACCEPTABLE	100/100(100%)	Blow off all hardscapes as needed. (Restrooms, sports courts, playgrounds, picnic areas, walkways).	Jose Sanchez	3/26/2025 12:36 PM	NA

Notes: Blowing has been completed by the contractor.

After Image:



#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
18	Planters - Shrub pruning	Completed	ACCEPTABLE	100/100(100%)	Prune all shrubs and planter areas as scheduled.	Jose Sanchez	3/26/2025 10:41 AM	NA

Notes: Shrubs have been trimmed to standard size.

After Image:



#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
19	Irrigation - Scheduling	Completed	ACCEPTABLE	100/100(100%)	Monitor and adjust all irrigation. Adjust as necessary.	Jose Sanchez	3/26/2025 12:30 PM	NA

Notes: Irrigation scheduling is acceptable.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
20	Irrigation - Coverage	Completed	ACCEPTABLE	100/100(100%)	Ensure proper sprinkler coverage throughout turf and planter areas.	Jose Sanchez	3/26/2025 12:36 PM	NA

Notes: Irrigation coverage is acceptable.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
21	Irrigation - Valve boxes	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service for broken or missing valve box lids.	Jose Sanchez	3/26/2025 12:37 PM	NA

Notes: Valve boxes are acceptable.