

Inspection Details



Total Score : **1850/2100 (88%)**

Property Name : **40 - Cantada**

Reference Number : **INS-3485**

Last Inspected Time : **3/5/2025 09:39 AM**

Address : **1893 Ribera 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	3/5/2025 09:16 AM	NA

Notes: Need to string trim around irrigation valve boxes. Need to string trim weeds around 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
---	-----------	--------	----------	----------	------------------	--------------	----------------	-------



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



#	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	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	3/5/2025 09:17 AM	NA

Notes: Bare spots in turf area due to gopher mounds.

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

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
---	-----------	--------	----------	----------	------------------	--------------	----------------	-------



#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
								
#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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	3/5/2025 09:38 AM	NA

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

Notes: Fence section missing adjacent to traffic circle. electrical pedestal was found knocked over.

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
---	-----------	--------	----------	----------	------------------	--------------	----------------	-------



#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
4	Planters - Plant material	Completed	UNNACC EPTABLE	50/100(50%)	Inspect of degrading or missing plant material. Monitor and treat for pests.	Oliver Carrillo	3/5/2025 09:20 AM	NA

Notes: Dead shrub in Greenbelt adjacent to Ribera dr. Needs to be removed. Plant materials otherwise healthy .

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
5	Trees - Weed control	Completed	UNNACCEPTABLE	50/100(50%)	Inspect tree wells for weeds. Remove and treat as needed.	Oliver Carrillo	3/5/2025 09:27 AM	NA

Notes: Need to string trim weeds around 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
6	Turf - Mowing	Completed	ACCEPTABLE	100/100(100%)	Mow turf areas as scheduled.	Oliver Carrillo	3/5/2025 09:16 AM	NA

Notes: Turf mowing is complete.

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
 Mar 05, 2025 09:34:07 AM PST								

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
7	Turf - Edging	Completed	ACCEPTABLE	100/100(100%)	Edge all turf areas as scheduled.	Oliver Carrillo	3/5/2025 09:16 AM	NA

Notes: Turf edging is complete

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
8	Turf - Low Spots	Completed	ACCEPTABLE	100/100(100%)	Check all turf areas for low spots. Fill with topper as needed.	Oliver Carrillo	3/5/2025 09:15 AM	NA

Notes: No low spots in turf area.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
9	General Site Maintenance - Litter and Trash removal	Completed	ACCEPTABLE	100/100(100%)	Empty trash cans and collect litter as needed.	Oliver Carrillo	3/5/2025 09:17 AM	NA

Notes: No trash found.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
10	General Site Maintenance - Debris control	Completed	ACCEPTABLE	100/100(100%)	Remove any debris throughout parks and right of ways.	Oliver Carrillo	3/5/2025 09:17 AM	NA

Notes: No debris found.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
11	General Site Maintenance - Graffiti	Completed	ACCEPTABLE	100/100(100%)	Remove all graffiti as necessary. Report to District representative if out of scope.	Oliver Carrillo	3/5/2025 09:18 AM	NA

Notes: No graffiti found.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
12	General Site Maintenance	Completed	ACCEPTABLE	100/100(100%)	Blow off all hardscap	Oliver Carrillo	3/5/2025 09:18 AM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
13	Planters - Shrub pruning	Completed	ACCEPTABLE	100/100(100%)	Prune all shrubs and planter areas as scheduled.	Oliver Carrillo	3/5/2025 09:21 AM	NA

Notes: Shrub pruning is complete correct.

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	Planters - Weed control	Completed	ACCEPTABLE	100/100(100%)	Remove and control all weeds in planter areas.	Oliver Carrillo	3/5/2025 09:21 AM	NA

Notes: No weeds in planters.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
15	Irrigation - Scheduling	Completed	ACCEPTABLE	100/100(100%)	Monitor and adjust all irrigation. Adjust as necessary.	Oliver Carrillo	3/5/2025 09:22 AM	NA

Notes: Irrigation scheduling is correct.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
16	Irrigation - Run-Off	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service for water run-off. Repair and replace irrigation when necessary.	Oliver Carrillo	3/5/2025 09:22 AM	NA

Notes: No irrigation runoff found.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
17	Irrigation - Coverage	Completed	ACCEPTABLE	100/100(100%)	Ensure proper sprinkler coverage throughout turf and planter areas.	Oliver Carrillo	3/5/2025 09:23 AM	NA

Notes: Irrigation coverage is sufficient.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
18	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	3/5/2025 09:24 AM	NA

Notes: No wet spots found.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
19	Irrigation - Valve boxes	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service for broken or missing valve box lids.	Oliver Carrillo	3/5/2025 09:25 AM	NA

Notes: Valve boxes are in good condition.

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
---	-----------	--------	----------	----------	------------------	--------------	----------------	-------



#	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	3/5/2025 09:26 AM	NA

Notes: No downed 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	3/5/2025 09:26 AM	NA

Notes: Sidewalks are in good condition.

