

Inspection
Details



Total Score : 1750/2100 (83%)

Property Name : 50 - PV Senior Housing

Reference Number : INS-3527

Last Inspected Time : 4/3/2025 11:31 AM

Address : 3821 Shakespeare Dr,
Oxnard - 93033, 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.	Gustavo Martinez	4/3/2025 11:06 AM	NA

Notes: Low spots created by gophers. Pest needs to be treated.

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
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#	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.	Gustavo Martinez	4/3/2025 11:06 AM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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Notes: Turf bare areas need attention.

After Image:



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#	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.	Gustavo Martinez	4/3/2025 11:15 AM	NA

Notes: Graffiti on sidewalk needs to be removed.

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
4	Planters - Plant material	Completed	UNNACC EPTABLE	50/100(50%)	Inspect of degrading or missing plant material. Monitor and treat for pests.	Gustavo Martinez	4/3/2025 11:15 AM	NA

Notes: Low plant material along brick wall on Butler road.

After Image:

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5	Irrigation - Run-Off	Completed	UNNACCEPTABLE	50/100(50%)	Inspect areas of service for water run-off. Repair and replace irrigation when necessary.	Gustavo Martinez	4/3/2025 11:28 AM	NA
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Notes: Damaged sprinkler has been flagged.

#	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
6	Trees - Sidewalks /Streets	Completed	UNNACCEPTABLE	50/100(50%)	Inspect areas of service to ensure trees are not encroaching on right of ways.	Gustavo Martinez	4/3/2025 11:28 AM	NA

Notes: Lifted sidewalk needs attention.

#	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
7	Trees - Weed control	Completed	UNNACCEPTABLE	50/100(50%)	Inspect tree wells for weeds. Remove and treat as needed.	Gustavo Martinez	4/3/2025 11:03 AM	NA

Notes: Weeds around trees can be improved on Butler road turf area.

#	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
8	Turf - Mowing	Completed	ACCEPTABLE	100/100(100%)	Mow turf areas as scheduled.	Gustavo Martinez	4/3/2025 11:01 AM	NA

Notes: Turf has been mowed correctly.


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
9	Turf - Edging	Completed	ACCEPTABLE	100/100(100%)	Edge all turf areas as scheduled.	Gustavo Martinez	4/3/2025 11:03 AM	NA

Notes: Edging has been completed.

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
10	Turf - String Trim	Completed	ACCEPTABLE	100/100(100%)	String trim areas as scheduled. (Valve boxes, posts, buildings, bbq).	Gustavo Martinez	4/3/2025 11:13 AM	NA

#	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.	Gustavo Martinez	4/3/2025 11:14 AM	NA


Notes: No litter to report.

#	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.	Gustavo Martinez	4/3/2025 11:14 AM	NA

Notes: No debris to report.

#	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 representative.	Gustavo Martinez	4/3/2025 11:22 AM	NA

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	General Site Maintenance - Blowing hardscape	Completed	ACCEPTABLE	100/100(100%)	Blow off all hardscapes as needed. (Restrooms, sports courts, playgrounds, picnic areas, walkways).	Gustavo Martinez	4/3/2025 11:02 AM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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Notes: Hardscape has been cleared.

After Image:



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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
15	Planters - Shrub pruning	Completed	ACCEPTABLE	100/100(100%)	Prune all shrubs and planter areas as scheduled.	Gustavo Martinez	4/3/2025 11:01 AM	NA

Notes: Shrubs are trimmed correctly.

After Image:

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16	Planters - Weed control	Completed	ACCEPTABLE	100/100(100%)	Remove and control all weeds in planter areas.	Gustavo Martinez	4/3/2025 11:04 AM	NA
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Notes: Weeds are under control.

After Image:

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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17	Irrigation - Scheduling	Completed	ACCEPTABLE	100/100(100%)	Monitor and adjust all irrigation. Adjust as necessary.	Gustavo Martinez	4/3/2025 11:25 AM	NA

Notes: Irrigation clock is running at 60% Mondays and Fridays.

After Image:

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
18	Irrigation - Coverage	Completed	ACCEPTABLE	100/100(100%)	Ensure proper sprinkler coverage throughout turf and planter areas.	Gustavo Martinez	4/3/2025 11:17 AM	NA

Notes: Coverage is correct.

After Image:

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#	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.	Gustavo Martinez	4/3/2025 11:17 AM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
20	Irrigation - Valve boxes	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service for broken or missing valve box lids.	Gustavo Martinez	4/3/2025 11:03 AM	NA


Notes: Are in good shape.

After Image:




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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
					<div><div>Network: Apr 3, 2025 at 10:56:34 AM PDT Local: Apr 3, 2025 at 10:56:34 AM PDT N 34° 10' 0.284", W 119° 8' 48.721" 3702 Shakespeare Dr Oxnard CA 93033 United States</div><div>Apr 03, 2025 11:18:57 AM PDT</div></div>			

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
					<div>Network: Apr 3, 2025 at 10:58:36 AM PDT Local: Apr 3, 2025 at 10:58:36 AM PDT N 34° 10' 0.035", W 119° 8' 48.177" 3704 Shakespeare Dr Oxnard CA 93033 United States</div>  <div>Apr 03, 2025 11:19:08 AM PDT</div>			

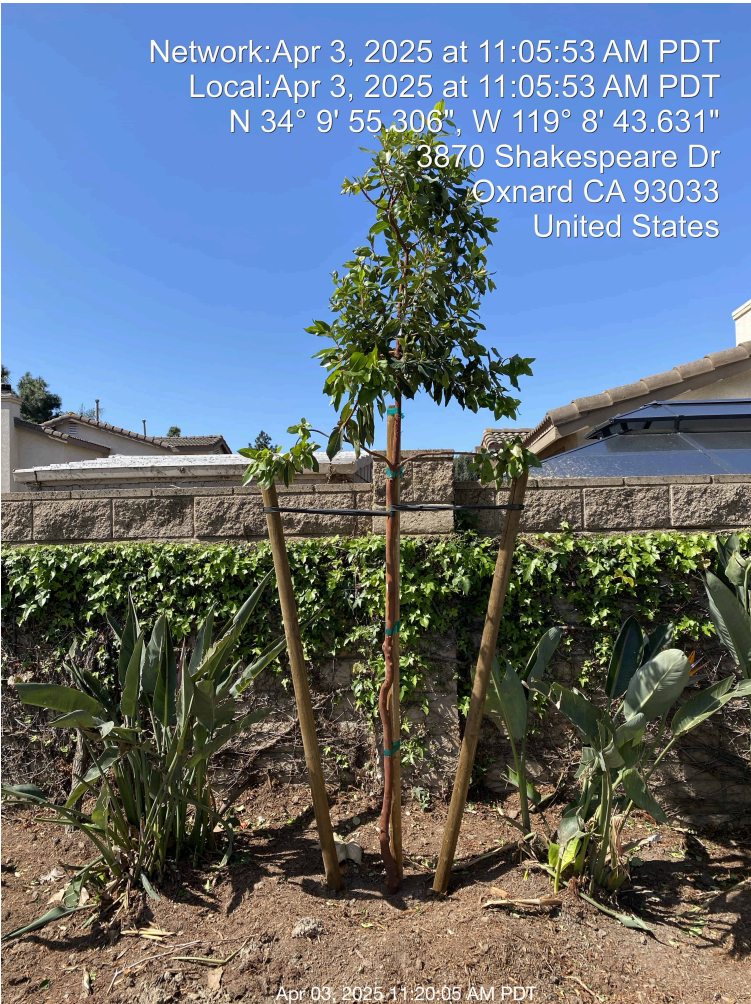
#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
					<div>Network:Apr 3, 2025 at 11:02:17 AM PDT Local:Apr 3, 2025 at 11:02:17 AM PDT N 34° 9' 58.527", W 119° 8' 46.211" 3740 Shakespeare Dr Oxnard CA 93033 United States</div> 			

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
					<div>Network:Apr 3, 2025 at 11:03:23 AM PDT Local:Apr 3, 2025 at 11:03:23 AM PDT N 34° 9' 57.759", W 119° 8' 45.554" 3760 Shakespeare Dr Oxnard CA 93033 United States</div>  <div>Apr 03, 2025 11:19:27 AM PDT</div>			

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
					<div>Network:Apr 3, 2025 at 11:04:14 AM PDT Local:Apr 3, 2025 at 11:04:14 AM PDT N 34° 9' 57.097", W 119° 8' 44.990" 3810 Shakespeare Dr Oxnard CA 93033 United States</div>  <div>Apr 03, 2025 11:19:36 AM PDT</div>			

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price	
					<div>Network:Apr 3, 2025 at 11:05:10 AM PDT Local:Apr 3, 2025 at 11:05:10 AM PDT N 34° 9' 56.523", W 119° 8' 44.657" 3830 Shakespeare Dr Oxnard CA 93033 United States</div>  <div>Apr 03, 2025 11:19:49 AM PDT</div>				

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price	
					<div>Network:Apr 3, 2025 at 11:05:32 AM PDT Local:Apr 3, 2025 at 11:05:32 AM PDT N 34° 9' 56.178", W 119° 8' 44.421"</div>  <div>Apr 03, 2025 11:19:59 AM PDT</div>				

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
					<p>Network: Apr 3, 2025 at 11:05:53 AM PDT Local: Apr 3, 2025 at 11:05:53 AM PDT N 34° 9' 55.306", W 119° 8' 43.631" 3870 Shakespeare Dr Oxnard CA 93033 United States</p>  <p>Apr 03, 2025 11:20:05 AM PDT</p>			