# Inspection Details



Total Score : 1950/2100 (93%)

Property Name 60 - Artisan

Reference : INS-3549

Number

Last Inspected : 4/4/2025 11:02 AM

Time

Address 2060 Zocolo St, Oxnard -

93030, California, United

States

# Name Status e Score(%) Descripti d By		
General Complete UNNACC 50/100(50 Remove Oliver all graffiti Carrillo Maintena nce - Graffiti  General Complete UNNACC 50/100(50 Remove all graffiti Carrillo as necessar y. Report to District represent ative if out of scope.	4/4/2025 NA 10:59 AM	

Notes: Graffiti on pillar at end of pathway adjacent to Gonzalez.

#

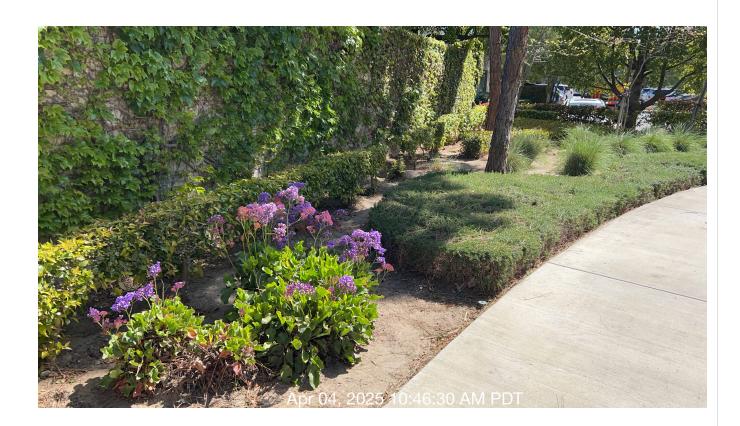


#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
2	Planters - Plant material	Complete d	UNNACC EPTABL E	50/100(50 %)	Inspect of degrading or missing plant material. Monitor and treat for pests.	Oliver Carrillo	4/4/2025 10:56 AM	NA

**Notes:** Dead shrub next to pathway adjacent beginning of walking path on Winkle Way. Plant material is otherwise healthy.







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#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
3	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.	Oliver Carrillo	4/4/2025 10:52 AM	NA

Notes: Sidewalk segment most likely needs to be removed and replaced.



Task
Descripti d By Inspecte d Date Price







#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
4	Turf - Mowing	Complete d	ACCEPT ABLE	100/100(1 00%)	Mow turf areas as schedule d.	Oliver Carrillo	4/4/2025 10:36 AM	NA

Notes: N/A

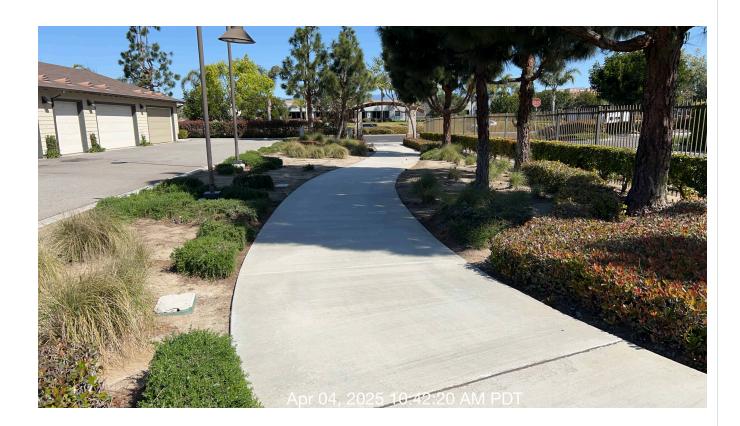
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#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
5	Turf - Edging	Complete d	ACCEPT ABLE	100/100(1 00%)	Edge all turf areas as schedule d.	Oliver Carrillo	4/4/2025 10:36 AM	NA
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
6	Turf - String Trim	Complete d	ACCEPT ABLE	100/100(1	String trim areas as schedule d. (Valve boxes, posts, buildings, bbq).	Oliver Carrillo	4/4/2025 10:36 AM	NA
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
7	Turf - Low Spots	Complete d	ACCEPT ABLE	100/100(1 00%)	Check all turf areas for low spots. Fill with topper as needed.	Oliver Carrillo	4/4/2025 10:36 AM	NA
Notes: N/A								
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
8	Turf - Bare spots	Complete d	ACCEPT ABLE	100/100(1	Check all turf areas for bare spots. Add topper and seed as necessar y. Ensure we have	Oliver Carrillo	4/4/2025 10:36 AM	NA

#	Task Name	Status	Respons e	Score(%)	Task Descripti on irrigation coverage.	Inspecte d By	Inspecte d Date	Price
Notes: N/A								
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
9	General Site Maintena nce - Litter and Trash removal	Complete d	ACCEPT ABLE	100/100(1 00%)	Empty trash cans and collect litter as needed.	Oliver Carrillo	4/4/2025 10:59 AM	NA
Notes: Min	imal trash foui	nd.						
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
10	General Site Maintena nce - Debris control	Complete d	ACCEPT ABLE	100/100(1 00%)	Remove any debris througho ut parks and right of ways.	Oliver Carrillo	4/4/2025 10:59 AM	NA
Notes: No	debris found.							
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
11	General Site Maintena nce - Amenities	Complete d	ACCEPT ABLE	100/100(1 00%)	Check all amenities (Benches , bbqs, kiosks). Clean as necessar y. Report deficienci es to District	Oliver Carrillo	4/4/2025 10:38 AM	NA

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
					represent ative.			
Notes: N/A								
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
12	General Site Maintena nce - Blowing hardscap e	Complete	ACCEPT ABLE	100/100(1	Blow off all hardscap es as needed. (Restroo ms, sports courts, playgroun ds, picnic areas, walkways ).	Oliver Carrillo	4/4/2025 10:57 AM	NA

**Notes:** Hard scape blowing is complete.



Task

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Task

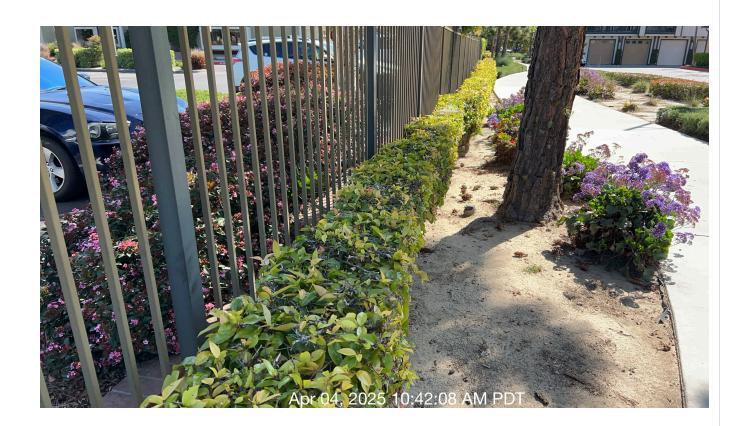
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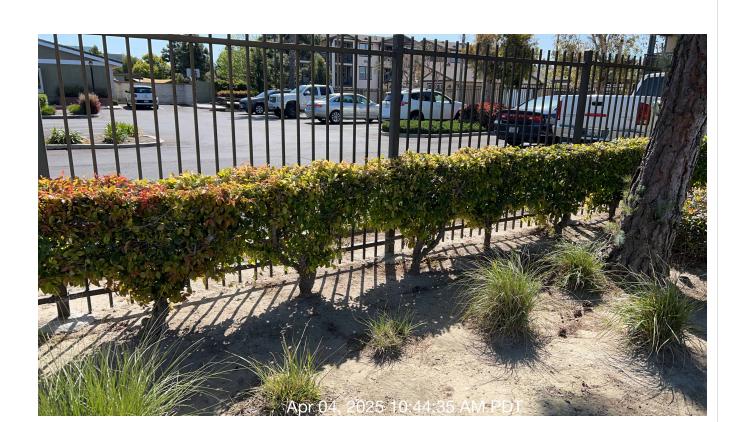




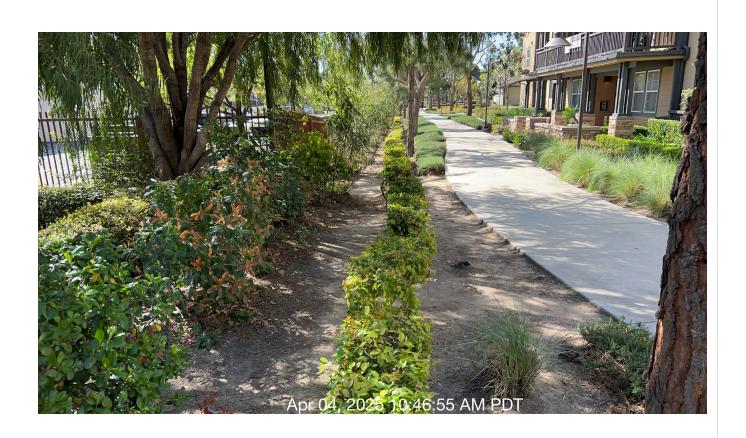
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
13	Planters - Shrub pruning	Complete d	ACCEPT ABLE	100/100(1 00%)	Prune all shrubs and planter areas as schedule d.	Oliver Carrillo	4/4/2025 10:57 AM	NA

**Notes:** Shrub pruning is good.





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#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
14	Planters - Weed control	Complete d	ACCEPT ABLE	100/100(1 00%)	Remove and control all weeds in planter areas.	Oliver Carrillo	4/4/2025 10:57 AM	NA

**Notes:** No weeds found in planters.

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price				
15	Irrigation - Schedulin g	Complete d	ACCEPT ABLE	100/100(1 00%)	Monitor and adjust all irrigation. Adjust as necessar y.	Oliver Carrillo	4/4/2025 10:54 AM	NA				
Notes: Irrigation scheduling is correct.												
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price				
16	Irrigation - Run-Off	Complete d	ACCEPT ABLE	100/100(1 00%)	Inspect areas of service for water run-off. Repair and replace irrigation when necessar y.	Oliver Carrillo	4/4/2025 10:53 AM	NA				
Notes: No	runoff found.											
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price				
17	Irrigation - Coverage	Complete d	ACCEPT ABLE	100/100(1 00%)	Ensure proper sprinkler coverage througho ut turf and planter areas.	Oliver Carrillo	4/4/2025 10:53 AM	NA				

**Notes:** Irrigation coverage is sufficient.

#	Task Name	Status	Respons e	Score(%)	Descripti on	Inspecte d By	Inspecte d Date	Price
18	Irrigation - Wet spots	Complete d	ACCEPT ABLE	100/100(1	Inspect areas of service for wet spots in turf and planters. Adjust and repair irrigation as needed.	Oliver Carrillo	4/4/2025 10:52 AM	NA

Notes: No wet spots.

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
19	Irrigation - Valve boxes	Complete d	ACCEPT ABLE	100/100(1 00%)	Inspect areas of service for broken or missing valve box lids.	Oliver Carrillo	4/4/2025 10:52 AM	NA

**Notes:** Valve boxes are in good condition.



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Task



#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
20	Trees - Down and broken branches	Complete d	ACCEPT ABLE	100/100(1 00%)	Removed down and broken branches.	Oliver Carrillo	4/4/2025 10:49 AM	NA

**Notes:** No fallen trees or tree branches.

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
21	Trees - Weed control	Complete d	ACCEPT ABLE	100/100(1 00%)	Inspect tree wells for weeds. Remove and treat as needed.	Oliver Carrillo	4/4/2025 10:51 AM	NA

Notes: No weeds around trees.

