

Inspection  
Details



Total Score : 1950/2100 (93%)

Property Name : 31 - Rancho De La Rosa

Reference Number : INS-3535

Last Inspected Time : 4/7/2025 02:47 PM

Address : 566 Princessa Dr, 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.	Oliver Carrillo	4/7/2025 02:10 PM	NA

**Notes:** Low spots in turf area of detention basin on Valentina and Florentina need to be filled.

**After Image:**

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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2	General Site Maintenance - Litter and Trash removal	Completed	UNNACC EPTABLE	50/100(50%)	Empty trash cans and collect litter as needed.	Oliver Carrillo	4/7/2025 02:11 PM	NA

**Notes:** Litter found in detention basement on Sarah Drive.

**After Image:**



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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
3	Trees - Sidewalks /Streets	Completed	UNNACEPTABLE	50/100(50%)	Inspect areas of service to ensure trees are not encroaching on right of ways.	Oliver Carrillo	4/7/2025 02:25 PM	NA



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**Notes:** Sidewalk lifted in front of detention basin on Florentina needs to be grounded or removed and replaced. sidewalk around detention basin on the corner of Maria and Nina has multiple segments lifted by trees that need to be grinded or removed and replaced.

**After Image:**









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4	Turf - Mowing	Completed	ACCEPTABLE	100/100(100%)	Mow turf areas as scheduled.	Oliver Carrillo	4/7/2025 02:09 PM	NA
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**Notes:** Mowing complete.

**After Image:**







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5	Turf - Edging	Completed	ACCEPTABLE	100/100(100%)	Edge all turf areas as scheduled.	Oliver Carrillo	4/7/2025 02:10 PM	NA

**Notes:** Edging complete.

**After Image:**



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6	Turf - String Trim	Completed	ACCEPTABLE	100/100(100%)	String trim areas as scheduled. (Valve boxes, posts, buildings, bbq).	Oliver Carrillo	4/7/2025 02:28 PM	NA

**Notes:** String trim complete.

**After Image:**



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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
7	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.	Oliver Carrillo	4/7/2025 02:11 PM	NA

**Notes:** No bare spots found.



#	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	General Site Maintenance - Debris control	Completed	ACCEPTABLE	100/100(100%)	Remove any debris throughout parks and right of ways.	Oliver Carrillo	4/7/2025 02:13 PM	NA
Notes: No debris found.								
#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
9	General Site Maintenance - Amenities	Completed	ACCEPTABLE	100/100(100%)	Check all amenities . (Benches , bbqs, kiosks). Clean as necessary. Report deficiencies to District representative.	Oliver Carrillo	4/7/2025 02:13 PM	NA
Notes: N/A								
#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
10	General Site Maintenance - Graffiti	Completed	ACCEPTABLE	100/100(100%)	Remove all graffiti as necessary. Report to District representative if out of scope.	Oliver Carrillo	4/7/2025 02:13 PM	NA



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**Notes:** No graffiti found.

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11	General Site Maintenance - Blowing hardscape	Completed	ACCEPTABLE	100/100(100%)	Blow off all hardscapes as needed. (Restrooms, sports courts, playgrounds, picnic areas, walkways).	Oliver Carrillo	4/7/2025 02:13 PM	NA
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**Notes:** Hard scape blowing complete.

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12	Planters - Shrub pruning	Completed	ACCEPTABLE	100/100(100%)	Prune all shrubs and planter areas as scheduled.	Oliver Carrillo	4/7/2025 02:15 PM	NA
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**Notes:** Shrubs pruned correctly.

**After Image:**



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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
13	Planters - Weed control	Completed	ACCEPTABLE	100/100(100%)	Remove and control all weeds in planter areas.	Oliver Carrillo	4/7/2025 02:16 PM	NA

**Notes:** No weeds found.



#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
14	Planters - Plant material	Completed	ACCEPTABLE	100/100(100%)	Inspect of degrading or missing plant material. Monitor and treat for pests.	Oliver Carrillo	4/7/2025 02:16 PM	NA

**Notes:** Plant material is healthy.

**After Image:**





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#	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	4/7/2025 02:18 PM	NA

**Notes:** Irrigation schedule 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	4/7/2025 02:19 PM	NA

**Notes:** No irrigation run off 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	4/7/2025 02:19 PM	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	4/7/2025 02:20 PM	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	4/7/2025 02:20 PM	NA

**Notes:** Irrigation valve box on Valentina and Florentino Drive is damaged appears melted should be replaced. Need five replacement lids for valve boxes on the westernmost detention basin on Sarah Drive. Honeybees occupying valve boxes in detention basin on Sarah Drive.

**After Image:**



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20	Trees - Down and broken branches	Completed	ACCEPTABLE	100/100(100%)	Removed down and broken branches.	Oliver Carrillo	4/7/2025 02:20 PM	NA

**Notes:** No downed trees or tree branches found.



#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
21	Trees - Weed control	Completed	ACCEPTABLE	100/100(100%)	Inspect tree wells for weeds. Remove and treat as needed.	Oliver Carrillo	4/7/2025 02:24 PM	NA

**Notes:** Weeds around trees and in planter areas are under control.

#### After Image:





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