Inspection Details



Total Score : 1950/2100 (93%)

Property Name : 31 - Rancho De La Rosa

Reference Number INS-3535

Last Inspected Time

: 4

4/7/2025 02:47 PM

Address

566 Princessa Dr, Oxnard - 93030, California, United

States

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
1	Turf - Low Spots	Complete d	UNNACC EPTABL E	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.









#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
2	General Site Maintena nce - Litter and Trash removal	Complete d	UNNACC EPTABL E	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.

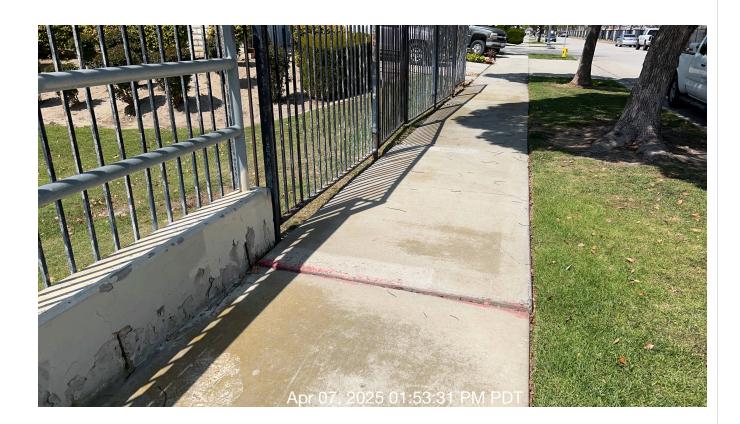


#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
3	Trees - Sidewalks /Streets	Complete d	UNNACC EPTABL E	50/100(50 %)	Inspect areas of service to ensure trees are not encroachi ng on right of ways.	Oliver Carrillo	4/7/2025 02:25 PM	NA

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:









on



Task

on





#	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	4/7/2025 02:09 PM	NA

Notes: Mowing complete.

After Image:















#	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	4/7/2025 02:10 PM	NA

Notes: Edging complete.



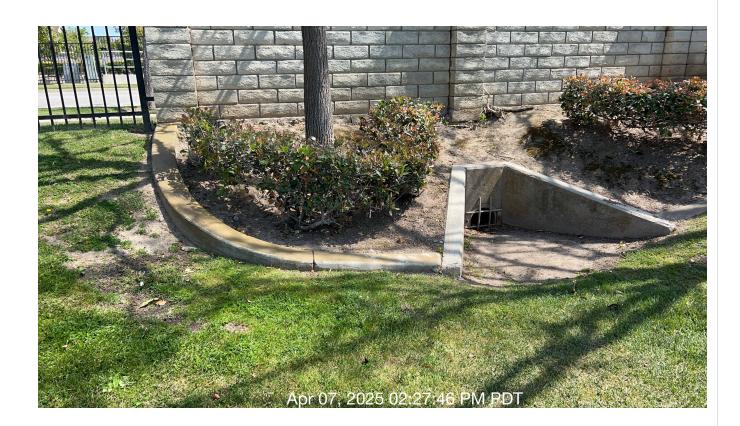




#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
6	Turf - String Trim	Complete d	ACCEPT ABLE	100/100(1 00%)	String trim areas as schedule d. (Valve boxes, posts, buildings, bbq).	Oliver Carrillo	4/7/2025 02:28 PM	NA

Notes: String trim complete.

After Image:







#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
7	Turf - Bare spots	Complete d	ACCEPT ABLE	100/100(1 00%)	Check all turf areas for bare spots. Add topper and seed as necessar y. Ensure we have irrigation coverage.	Oliver Carrillo	4/7/2025 02:11 PM	NA

Notes: No bare spots found.

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
8	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	4/7/2025 02:13 PM	NA
Notes: No	debris found.							
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
9	General Site Maintena nce - Amenities	Complete d	ACCEPT ABLE	100/100(1	Check all amenities . (Benches , bbqs, kiosks). Clean as necessar y. Report deficienci es to District represent ative.	Oliver Carrillo	4/7/2025 02:13 PM	NA
Notes: N/A	\							
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
10	General Site Maintena nce - Graffiti	Complete d	ACCEPT ABLE	100/100(1 00%)	Remove all graffiti as necessar y. Report to District represent ative if out of scope.	Oliver Carrillo	4/7/2025 02:13 PM	NA

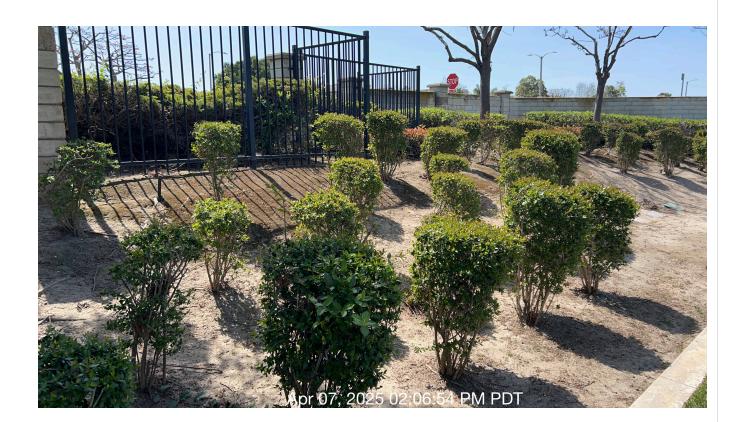
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
Notes: N	o graffiti found.							
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
11	General Site Maintena nce - Blowing hardscap e	Complete d	ACCEPT ABLE	100/100(1	Blow off all hardscap es as needed. (Restroo ms, sports courts, playgroun ds, picnic areas, walkways).	Oliver Carrillo	4/7/2025 02:13 PM	NA
Notes: H	ard scape blow	ring complete.						
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
12	Planters - Shrub pruning	Complete d	ACCEPT ABLE	100/100(1 00%)	Prune all shrubs and planter areas as schedule	Oliver Carrillo	4/7/2025 02:15 PM	NA

d.

Notes: Shrubs pruned correctly.















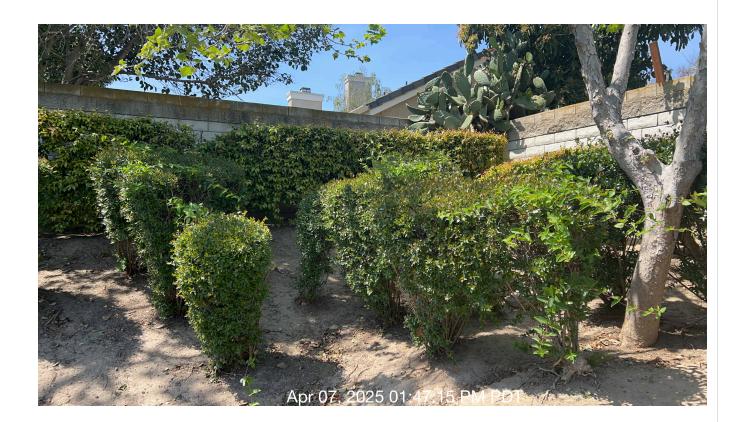
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
13	Planters - Weed control	Complete d	ACCEPT ABLE	100/100(1 00%)	Remove and control all weeds in planter areas.	Oliver Carrillo	4/7/2025 02:16 PM	NA

Notes: No weeds found.

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
14	Planters - Plant material	Complete d	ACCEPT ABLE	100/100(1 00%)	Inspect of degrading or missing plant material. Monitor and treat for pests.	Oliver Carrillo	4/7/2025 02:16 PM	NA
					ioi pesis.			

Notes: Plant material is healthy.









#	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	4/7/2025 02:18 PM	NA

Notes: Irrigation schedule is correct.

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
16	Irrigation - Run-Off	Complete	ACCEPT ABLE	100/100(1	Inspect areas of service for water run-off. Repair and replace irrigation when necessar y.	Oliver Carrillo	4/7/2025 02:19 PM	NA

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

Notes: Irrigation coverage is sufficient.

Irrigation - Complete ACCEPT 100/100(1 Inspect Oliver 4/7/2025 NA Wet spots d ABLE 00%) Wet spots d ABLE 00%) Irrigation - Complete ACCEPT 100/100(1 Inspect Oliver 4/7/2025 NA areas of Carrillo 02:20 PM service for wet spots in turf and planters. Adjust and repair irrigation as needed.	#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
	18		•			areas of service for wet spots in turf and planters. Adjust and repair irrigation as			NA

Notes: No wet spots found.

#	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	4/7/2025 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.







Score(%)

#	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	4/7/2025 02:20 PM	NA

Notes: No downed trees or tree branches found.

#	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	4/7/2025 02:24 PM	NA

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







