

Inspection
Details



Total Score : 1750/2100 (83%)

Property Name : 39 - El Sueno Promesa

Reference Number : INS-3541

Last Inspected Time : 4/9/2025 11:27 AM

Address : 1215 Fuente 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	4/9/2025 11:12 AM	NA

Notes: Hole in turf area adjacent to the corner of Domingo Place in Ocotlan needs to be filled.

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
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	4/9/2025 10:26 AM	NA

Notes: Bare spots and turf area caused by gophers.

#	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
3	General Site Maintenance - Litter and Trash removal	Completed	UNNACC EPTABLE	50/100(50%)	Empty trash cans and collect litter as needed.	Oliver Carrillo	4/9/2025 10:30 AM	NA

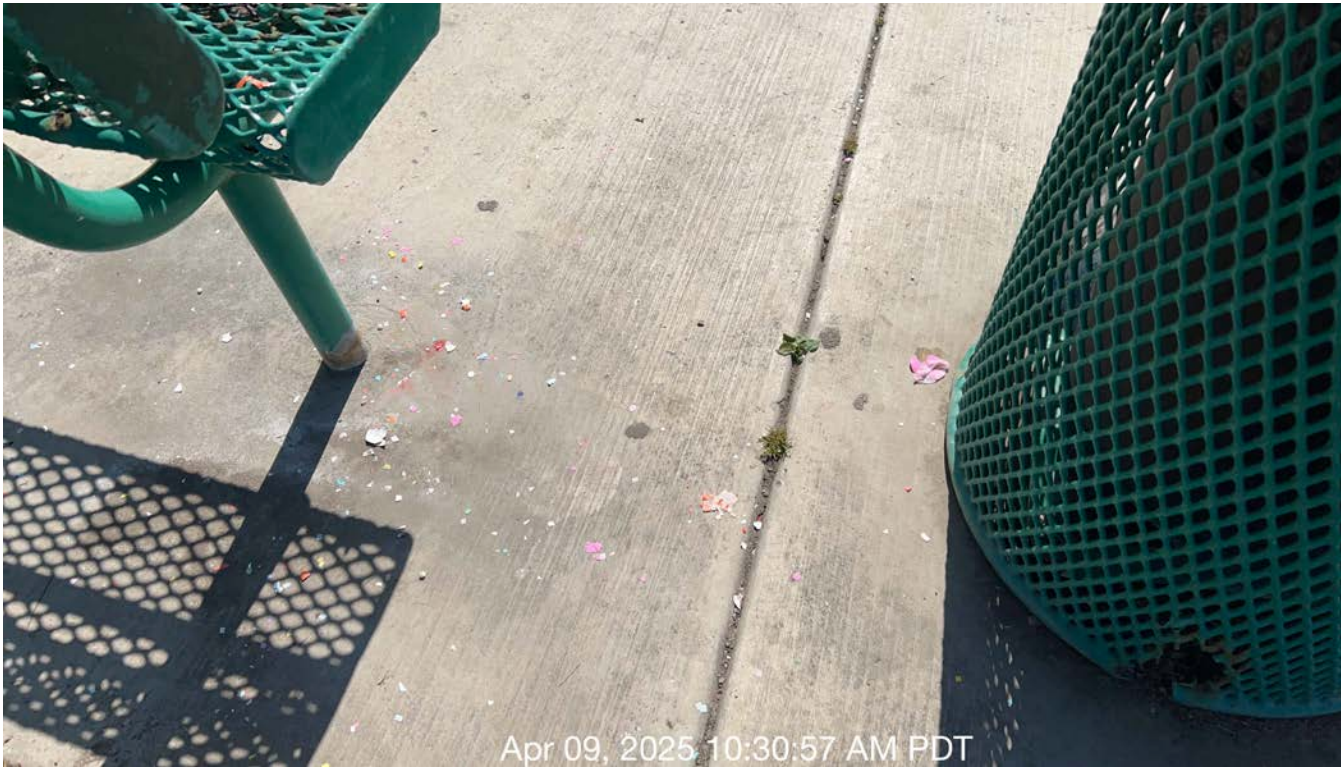
Notes: Trash at Park benches.

After Image:

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4	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	4/9/2025 10:31 AM	NA

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Notes: Multiple trash, cans and benches need to be replaced throughout.

After Image:



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

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5	Planters - Plant material	Completed	UNNACC EPTABLE	50/100(50%)	Inspect of degrading or missing plant material. Monitor and treat for pests.	Oliver Carrillo	4/9/2025 10:46 AM	NA

Notes: Dead shrubs in sloped planter on trail need to be removed. Plant material is otherwise healthy.

After Image:

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
6	Irrigation - Run-Off	Completed	UNNACC EPTABLE	50/100(50%)	Inspect areas of service for water run-off. Repair and replace irrigation when necessary.	Oliver Carrillo	4/9/2025 10:50 AM	NA

Notes: Runoff found a Hardscape of trail. Irrigation needs repairs.

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After Image:



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Apr 09, 2025 10:51:14 AM PDT

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7	Irrigation - Wet spots	Completed	UNNACCEPTABLE	50/100(50%)	Inspect areas of service for wet spots in turf and planters. Adjust and repair irrigation as needed.	Oliver Carrillo	4/9/2025 10:56 AM	NA

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Notes: Wet spot found in turf area near border between LMD 46 and 39. West spot in turf area of detention basin on Morado.

After Image:



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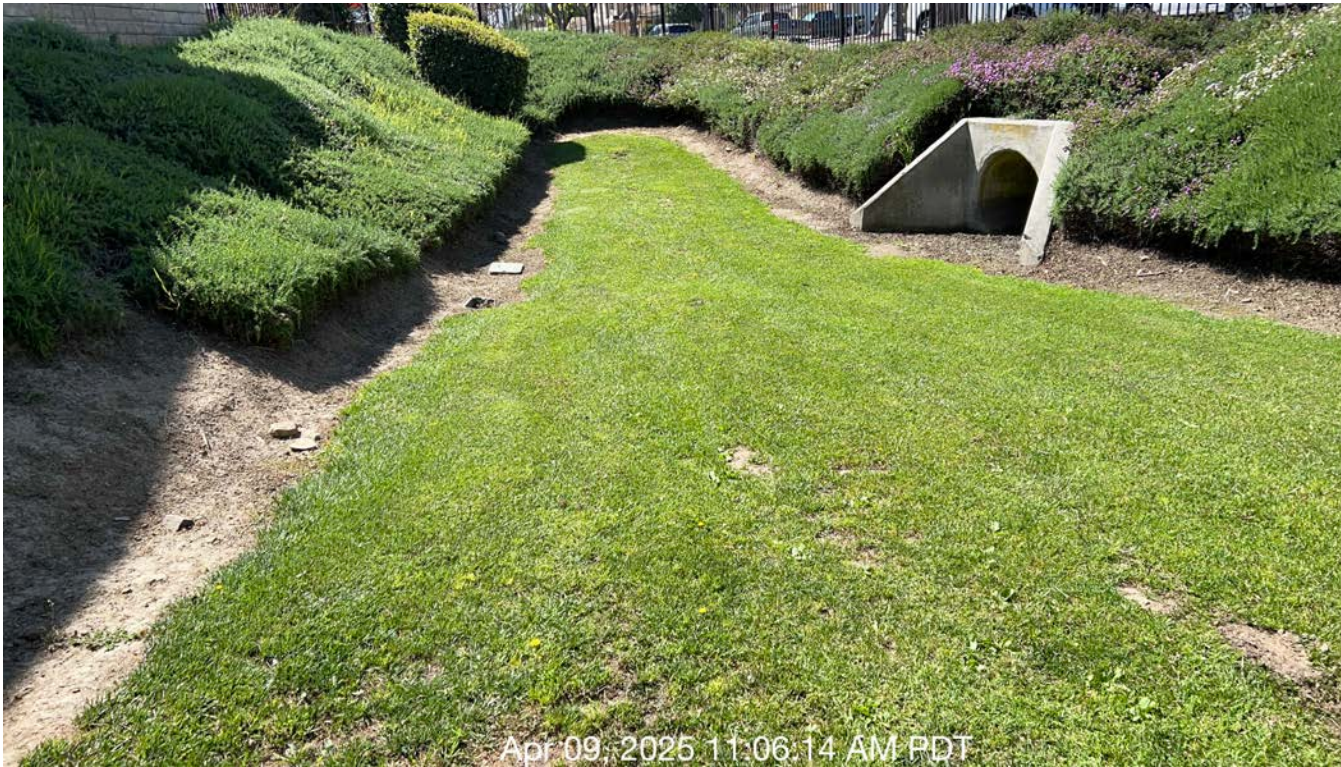
8	Turf - Mowing	Completed	ACCEPTABLE	100/100(100%)	Mow turf areas as scheduled.	Oliver Carrillo	4/9/2025 10:25 AM	NA
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Notes: Mowing complete.

After Image:

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 Apr 09, 2025 10:57:35 AM PDT								

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9	Turf - Edging	Completed	ACCEPTABLE	100/100(100%)	Edge all turf areas as scheduled.	Oliver Carrillo	4/9/2025 10:25 AM	NA

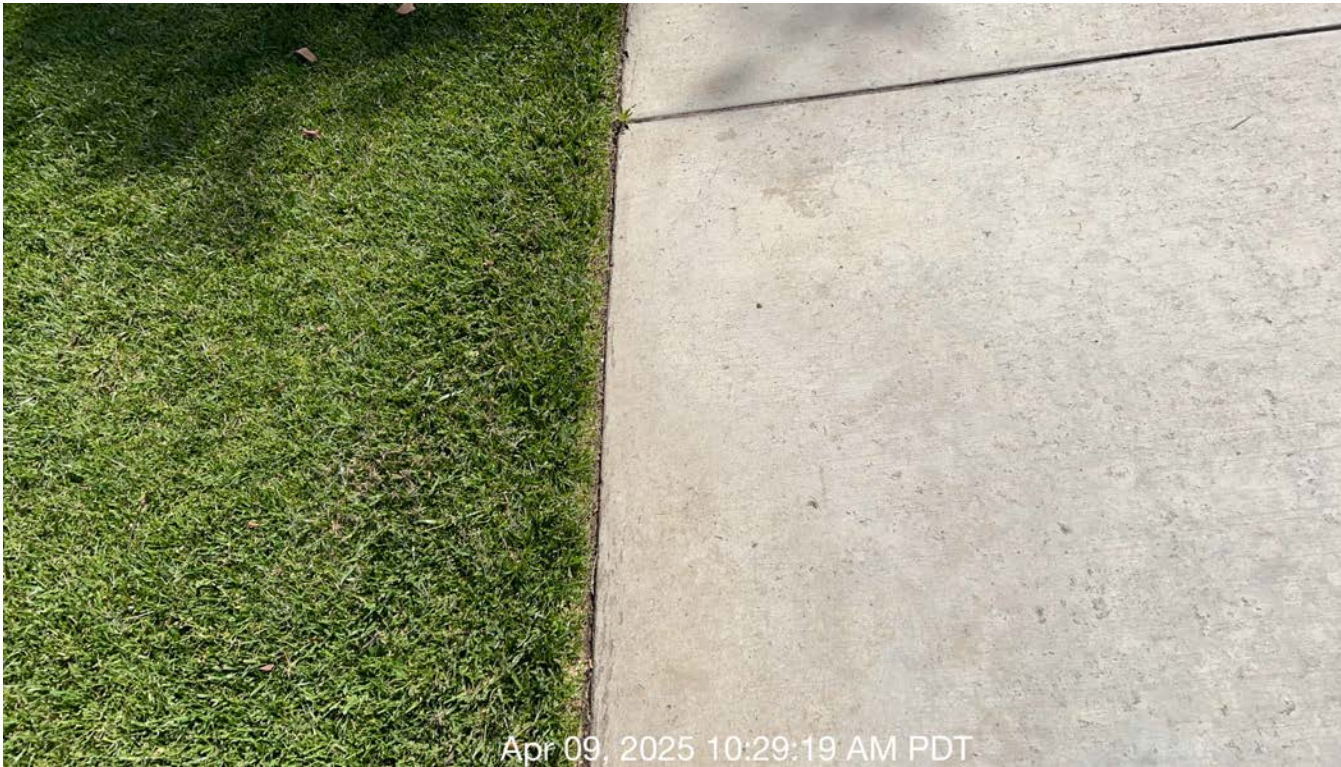
Notes: Edging complete.

After Image:

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10	Turf - String Trim	Completed	ACCEPTABLE	100/100(100%)	String trim areas as scheduled. (Valve boxes, posts, buildings, bbq).	Oliver Carrillo	4/9/2025 10:25 AM	NA

Notes: String trim complete.

After Image:

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11	General Site Maintenance - Debris control	Completed	ACCEPTABLE	100/100(100%)	Remove any debris throughout parks and right of ways.	Oliver Carrillo	4/9/2025 10:31 AM	NA

Notes: No debris found.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
12	General Site Maintenance - Graffiti	Completed	ACCEPTABLE	100/100(100%)	Remove all graffiti as necessary. Report to District representative if out of scope.	Oliver Carrillo	4/9/2025 10:48 AM	NA

Notes: No graffiti found.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
13	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	4/9/2025 10:47 AM	NA

Notes: Hardscapes have been blown clear of all debris.

After Image:

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14	Planters - Shrub pruning	Completed	ACCEPTABLE	100/100(100%)	Prune all shrubs and planter areas as scheduled.	Oliver Carrillo	4/9/2025 10:47 AM	NA

Notes: Shrubs have been pruned correctly.

After Image:

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15	Planters - Weed control	Completed	ACCEPTABLE	100/100(100%)	Remove and control all weeds in planter areas.	Oliver Carrillo	4/9/2025 10:46 AM	NA

Notes: No weeds found.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
16	Irrigation - Scheduling	Completed	ACCEPTABLE	100/100(100%)	Monitor and adjust all irrigation. Adjust as necessary.	Oliver Carrillo	4/9/2025 10:38 AM	NA

Notes: Irrigation schedule is correct.

#	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	4/9/2025 10:39 AM	NA

Notes: Irrigation coverage is sufficient.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
18	Irrigation - Valve boxes	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service for broken or missing valve box lids.	Oliver Carrillo	4/9/2025 10:56 AM	NA

Notes: Valve box in detention basin adjacent to intersection of Libre and Morado needs replacement lid. bucks needs replacement Valve boxes are otherwise in good condition.

After Image:

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19	Trees - Down and broken branches	Completed	ACCEPTABLE	100/100(100%)	Removed down and broken branches.	Oliver Carrillo	4/9/2025 10:49 AM	NA

Notes: No fallen trees or tree branches.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
20	Trees - Sidewalks /Streets	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service to ensure trees are not encroaching on right of ways.	Oliver Carrillo	4/9/2025 10:55 AM	NA

Notes: Sidewalks in good condition.

#	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	4/9/2025 10:55 AM	NA

Notes: No weeds around trees.