

Inspection Details



Total Score : **1950/2100 (93%)**

Property Name : **39 - El Sueno Promesa**

Reference Number : **INS-3374**

Last Inspected Time : **1/14/2025 09:05 AM**

Address : **1215 Fuente Dr, Oxnard - 93030, California, United States**

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
1	Turf - Bare spots	Completed	UNNACC EPTABLE	50/100(50%)	Check all turf areas for bare spots. Add topper and seed as necessary. Ensure we have irrigation coverage.	Oliver Carrillo	1/14/2025 09:02 AM	NA

Notes: Bare spots due to gopher activity.

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
2	General Site Maintenance - Amenities	Completed	UNNACC EPTABLE	50/100(50%)	Check all amenities (Benches, bbqs, kiosks). Clean as necessary. Report deficiencies to District representative.	Oliver Carrillo	1/14/2025 09:03 AM	NA

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

After Image:



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Jan 14, 2025 08:19:28 AM PST

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Jan 14, 2025 08:24:20 AM PST

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
3	Irrigation - Valve boxes	Completed	UNNACC EPTABLE	50/100(50%)	Inspect areas of service for broken or missing valve box lids.	Oliver Carrillo	1/14/2025 09:04 AM	NA

Notes: Most irrigation valve boxes are in good condition. Some need to be replaced.

After Image:

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
4	Turf - Mowing	Completed	ACCEPTABLE	100/100(100%)	Mow turf areas as scheduled.	Oliver Carrillo	1/14/2025 08:52 AM	NA

Notes: Turf has been properly mowed.

After Image:

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
5	Turf - Edging	Completed	ACCEPTABLE	100/100(100%)	Edge all turf areas as scheduled.	Oliver Carrillo	1/14/2025 09:02 AM	NA

Notes: Edging is complete.

After Image:

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
6	Turf - String Trim	Completed	ACCEPTABLE	100/100(100%)	String trim areas as scheduled. (Valve boxes, posts, buildings, bbq).	Oliver Carrillo	1/14/2025 09:02 AM	NA

Notes: String trim is complete.

After Image:

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
7	Turf - Low Spots	Completed	ACCEPTABLE	100/100(100%)	Check all turf areas for low spots. Fill with topper as needed.	Oliver Carrillo	1/14/2025 09:02 AM	NA

Notes: Low spots due to missing tree and gopher activity.

After Image:

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
8	General Site Maintenance - Litter and Trash removal	Completed	ACCEPTABLE	100/100(100%)	Empty trash cans and collect litter as needed.	Oliver Carrillo	1/14/2025 09:03 AM	NA

Notes: Litter and trash has been removed.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
9	General Site Maintenance - Debris control	Completed	ACCEPTABLE	100/100(100%)	Remove any debris throughout parks and right of ways.	Oliver Carrillo	1/14/2025 09:03 AM	NA

Notes: No debris.

#	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	1/14/2025 09:03 AM	NA

Notes: No graffiti found.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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	1/14/2025 09:03 AM	NA

Notes: Hardscape blowing is complete.

After Image:

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
12	Planters - Shrub pruning	Completed	ACCEPTABLE	100/100(100%)	Prune all shrubs and planter areas as scheduled.	Oliver Carrillo	1/14/2025 09:03 AM	NA

Notes: Shrubs have been trimmed correctly.

After Image:

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13	Planters - Weed control	Complete d	ACCEPT ABLE	100/100(1 00%)	Remove and control all weeds in planter areas.	Oliver Carrillo	1/14/2025 09:04 AM	NA

Notes: Weeds are under control.

After Image:

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#	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	1/14/2025 09:04 AM	NA

Notes: Most plant life is healthy. few dead plants that need to be removed.

After Image:

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15	Irrigation - Schedulin g	Complete d	ACCEPT ABLE	100/100(1 00%)	Monitor and adjust all irrigation. Adjust as necessar y.	Oliver Carrillo	1/14/2025 09:04 AM	NA

Notes: Irrigation scheduling has been corrected and is back to normal.

After Image:

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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	1/14/2025 09:04 AM	NA

Notes: Minimal irrigation runoff due to sloped planter.

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After Image:



#	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	1/14/2025 09:04 AM	NA

Notes: Irrigation coverage has been corrected and is now back to normal.

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After Image:



#	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	1/14/2025 09:04 AM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
Notes: Know what spots found.								

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
19	Trees - Down and broken branches	Completed	ACCEPTABLE	100/100(100%)	Removed down and broken branches.	Oliver Carrillo	1/14/2025 09:04 AM	NA

Notes: No fallen trees or branches found.

#	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	1/14/2025 09:04 AM	NA

Notes: Sidewalks and walking path are in good condition.

After Image:

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#	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	1/14/2025 09:05 AM	NA

Notes: Weeds around trees are under control.

After Image:

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