

Inspection Details



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

Property Name : **3 - RiverRidge**

Reference Number : **INS-3346**

Last Inspected Time : **1/16/2025 02:23 PM**

Address : **2201 Bermuda Dunes PI,
Oxnard - 93036, 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.	Gustavo Martinez	1/16/2025 01:46 PM	NA

Notes: Turf low spot created by missing tree.

After Image:

#	Task Name	Status	Respon se	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
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2	Turf - Bare spots	Complete d	UNNACC EPTABL E	50/100(50 %)	Check all turf areas for bare spots. Add topper and seed as necessary. Ensure we have irrigation coverage	Gustavo Martinez	1/16/2025 09:59 AM	NA
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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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Notes: Stressed turf, will continue inspecting in a spaced pattern.

After Image:



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#	Task Name	Status	Respon se	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
3	Irrigation - Run-Off	Complete d	UNNACC EPTABL E	50/100(50 %)	Inspect areas of service for water run-off. Repair and replace irrigation when necessar y.	Gustavo Martinez	1/16/2025 10:02 AM	NA

Notes: Damaged sprinklers need attention.

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After Image:



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4	Turf - Mowing	Completed	ACCEPTABLE	100/100(100%)	Mow turf areas as scheduled.	Gustavo Martinez	1/16/2025 01:41 PM	NA

Notes: Turf has been mowed correctly.

After Image:

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5	Turf - Edging	Completed	ACCEPTABLE	100/100(100%)	Edge all turf areas as scheduled.	Gustavo Martinez	1/16/2025 01:41 PM	NA

Notes: Edging has been completed.

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).	Gustavo Martinez	1/16/2025 01:43 PM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
7	General Site Maintenance - Litter and Trash removal	Completed	ACCEPTABLE	100/100(100%)	Empty trash cans and collect litter as needed.	Gustavo Martinez	1/16/2025 01:43 PM	NA

Notes: No litter to report.

#	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.	Gustavo Martinez	1/16/2025 01:43 PM	NA

Notes: No debris to report.

#	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.	Gustavo Martinez	1/16/2025 11:00 AM	NA

After Image:

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10	General Site Maintenance - Graffiti	Completed	ACCEPTABLE	100/100(100%)	Remove all graffiti as necessary. Report to District representative if out of scope.	Gustavo Martinez	1/16/2025 01:48 PM	NA

Notes: No graffiti to report.

#	Task Name	Status	Respon se	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
11	General Site Maintenance - Blowing hardscape	Complete d	ACCEPT ABLE	100/100(1 00%)	Blow off all hardscapes as needed. (Restrooms, sports courts, playgrounds, picnic areas, walkways).	Gustavo Martinez	1/16/2025 11:18 AM	NA

Notes: Hardscape has been cleared correctly.

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.	Gustavo Martinez	1/16/2025 11:18 AM	NA

Notes: Shrubs and wall vine have been trimmed to a correct height.

After Image:

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13	Planters - Weed control	Completed	ACCEPTABLE	100/100(100%)	Remove and control all weeds in planter areas.	Gustavo Martinez	1/16/2025 01:49 PM	NA

Notes: Weeds are under control.

After Image:

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14	Planters - Plant material	Completed	ACCEPTABLE	100/100(100%)	Inspect of degrading or missing plant material. Monitor and treat for pests.	Gustavo Martinez	1/16/2025 09:55 AM	NA

Notes: Plant material is healthy.

After Image:

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15	Irrigation - Scheduling	Completed	ACCEPTABLE	100/100(100%)	Monitor and adjust all irrigation. Adjust as necessary.	Gustavo Martinez	1/16/2025 10:03 AM	NA

Notes: Irrigation schedule is correct adjust as needed.

After Image:

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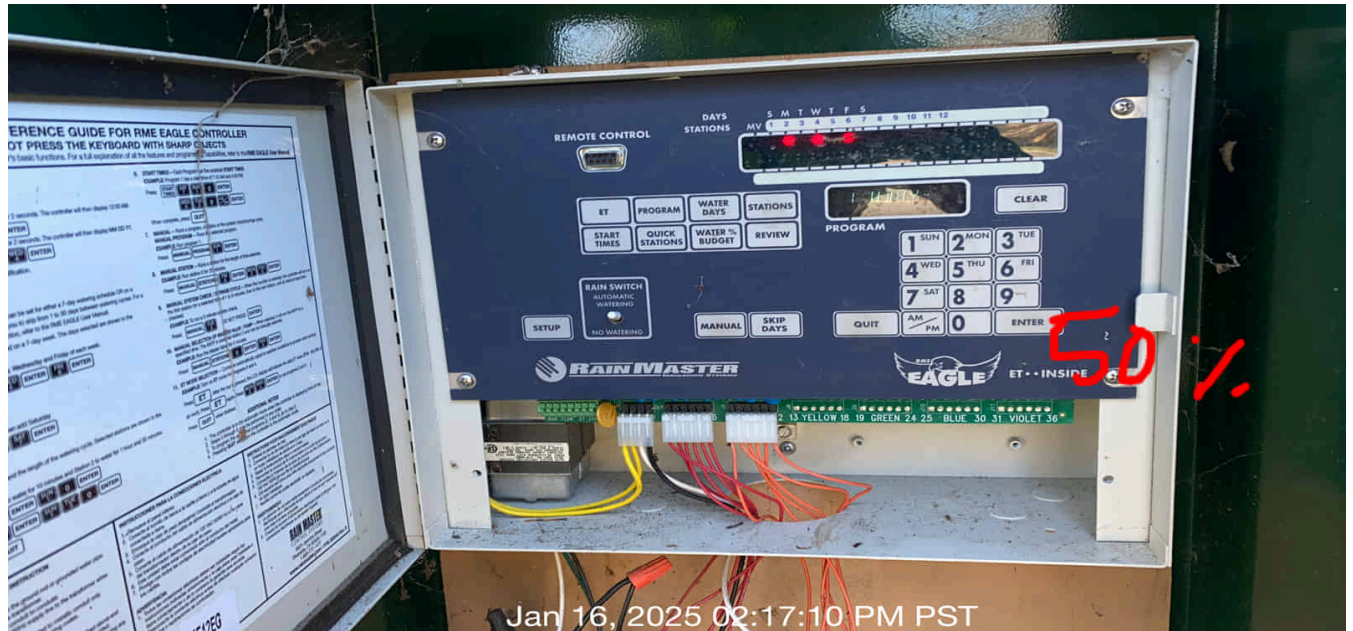
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16	Irrigation - Coverage	Completed	ACCEPTABLE	100/100(100%)	Ensure proper sprinkler coverage throughout turf and planter areas.	Gustavo Martinez	1/16/2025 11:15 AM	NA

Notes: Irrigation coverage is correct.

After Image:

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17	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.	Gustavo Martinez	1/16/2025 11:12 AM	NA
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Notes: Valve needs attention, not working correctly; therefore, turf has declined in health.

After Image:



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#	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.	Gustavo Martinez	1/16/2025 10:57 AM	NA

Notes: Valve boxes are in good condition.

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19	Trees - Down and broken branches	Completed	ACCEPTABLE	100/100(100%)	Removed down and broken branches.	Gustavo Martinez	1/16/2025 01:51 PM	NA
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#	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	Gustavo Martinez	1/16/2025 09:58 AM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
					trees are not encroaching on right of ways.			

Notes: Sidewalks have received attention.

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.	Gustavo Martinez	1/16/2025 01:53 PM	NA

Notes: Weeds are under control.

After Image:

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