

Inspection Details



Total Score : **1600/2100 (76%)**

Property Name : **11 - St. Tropaz**

Reference Number : **INS-3349**

Last Inspected Time : **1/21/2025 09:00 AM**

Address : **2423 Grapevine Dr, 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	1/21/2025 08:51 AM	NA

Notes: Gopher activity, pest needs to be treated.

After Image:

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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#	Task Name	Status	Respon se	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
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#	Task Name	Status	Respon se	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
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	1/21/2025 08:51 AM	NA

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Notes: Gopher activity, pest needs to be treated.

After Image:



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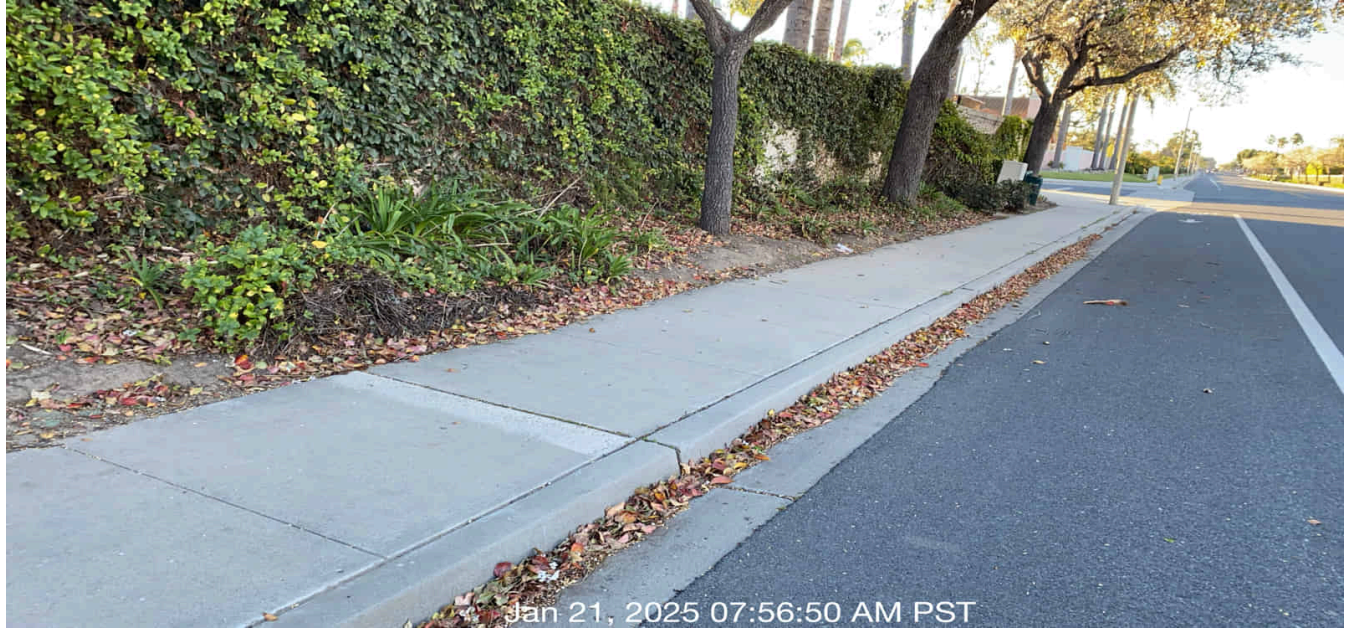


#	Task Name	Status	Respon se	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
3	General Site Maintenance - Litter and Trash removal	Complete d	UNNACC EPTABL E	50/100(50 %)	Empty trash cans and collect litter as needed.	Gustavo Martinez	1/21/2025 07:57 AM	NA

Notes: Leaf litter collecting on curveside.

After Image:

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4	General Site Maintenance - Debris control	Complete d	UNNACC EPTABL E	50/100(50 %)	Remove any debris throughout parks and right of ways.	Gustavo Martinez	1/21/2025 08:01 AM	NA

Notes: Trash and debris left behind.

After Image:

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5	General Site Maintenance - Graffiti	Completed	UNNACC EPTABLE	50/100(50%)	Remove all graffiti as necessary. Report to District representative if out of scope.	Gustavo Martinez	1/21/2025 07:55 AM	NA

Notes: Graffiti on irrigation inclosure and light pole.

After Image:

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6	Planters - Shrub pruning	Complete d	UNNACC EPTABL E	50/100(50 %)	Prune all shrubs and planter areas as schedule d.	Gustavo Martinez	1/21/2025 07:59 AM	NA

Notes: Shrubs are in need of trimming.

After Image:

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7	Planters - Plant material	Complete d	UNNACC EPTABL E	50/100(50 %)	Inspect of degrading or missing plant material. Monitor and treat for pests.	Gustavo Martinez	1/21/2025 09:00 AM	NA

Notes: Low plant material throughout LMD.

After Image:

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8	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	1/21/2025 08:43 AM	NA
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Notes: Irrigation needs attention.

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After Image:



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9	Irrigation - Coverage	Completed	UNNACC EPTABLE	50/100(50%)	Ensure proper sprinkler coverage throughout turf and planter areas.	Gustavo Martinez	1/21/2025 08:20 AM	NA

Notes: Irrigation coverage needs improvement. Before irrigation clocks is set to ON.

After Image:

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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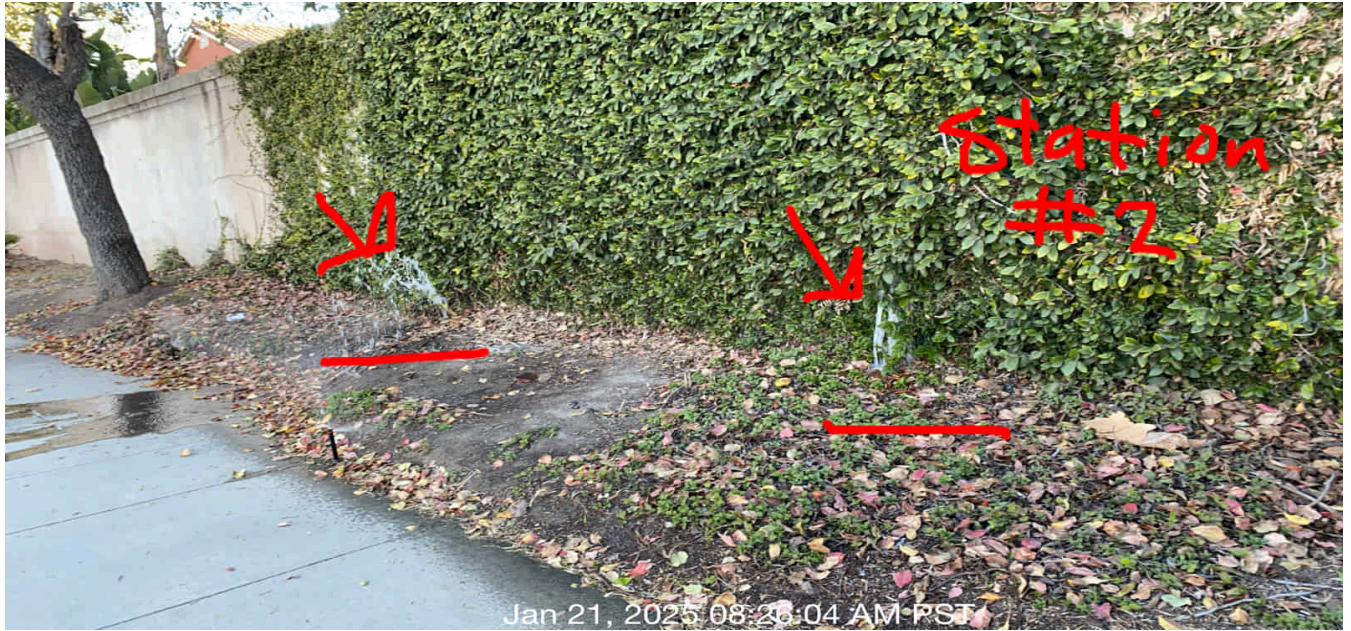
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10	Trees - Down and broken branches	Complete d	UNNACC EPTABL E	50/100(50 %)	Removed down and broken branches.	Gustavo Martinez	1/21/2025 08:10 AM	NA

Notes: Fallen branched on planter beds.

After Image:

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11	Turf - Mowing	Completed	ACCEPTABLE	100/100(100%)	Mow turf areas as scheduled.	Gustavo Martinez	1/21/2025 08:40 AM	NA

After Image:

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12	Turf - Edging	Completed	ACCEPTABLE	100/100(100%)	Edge all turf areas as scheduled.	Gustavo Martinez	1/21/2025 08:44 AM	NA

After Image:

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13	Turf - String Trim	Completed	ACCEPTABLE	100/100(100%)	String trim areas as scheduled. (Valve boxes, posts, buildings, bbq).	Gustavo Martinez	1/21/2025 08:54 AM	NA
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#	Task Name	Status	Respon se	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
14	General Site Maintenance - Amenities	Complete	ACCEPTABLE	100/100(100%)	Check all amenities (Benches, bbqs, kiosks). Clean as necessary. Report deficiencies to District representative.	Gustavo Martinez	1/21/2025 08:29 AM	NA

After Image:



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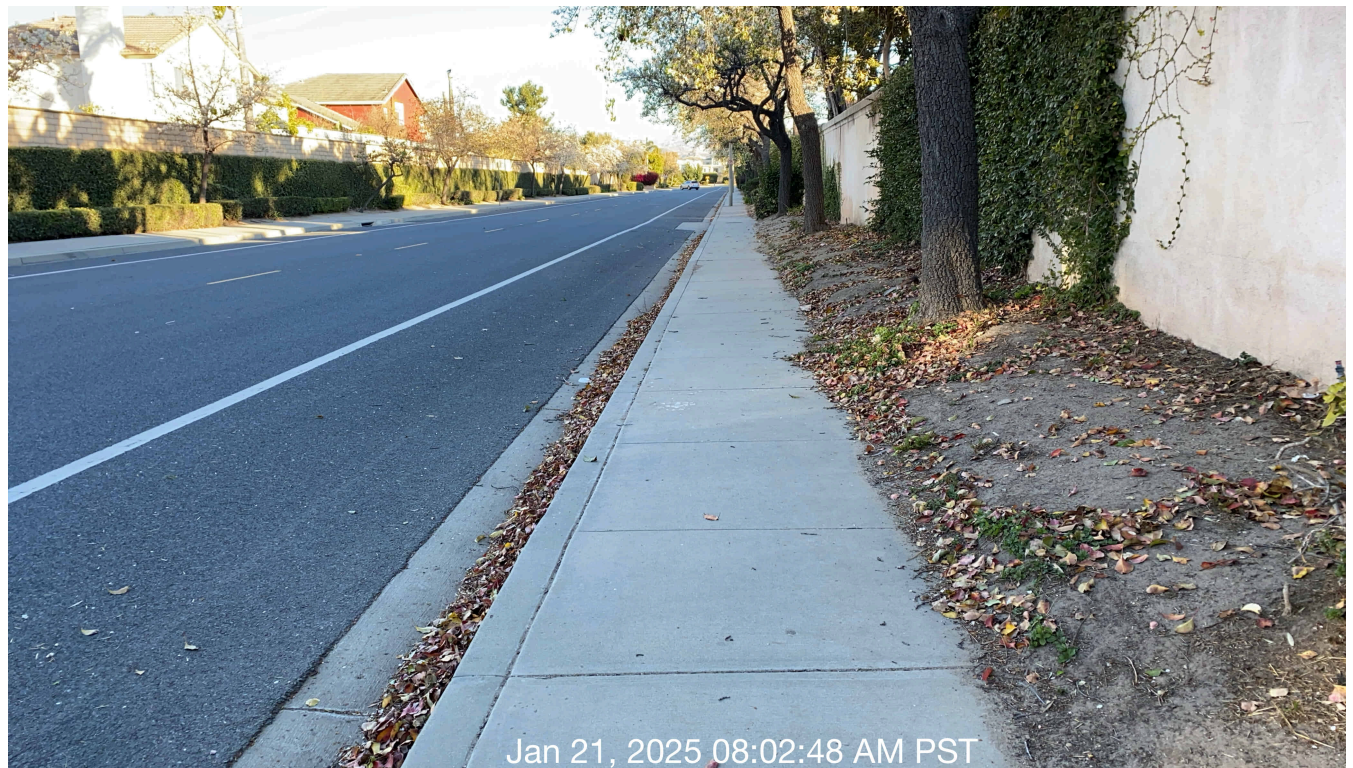


#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
15	General Site Maintenance - Blowing hardscape	Completed	ACCEPTABLE	100/100(100%)	Blow off all hardscapes as needed. (Restrooms, sports courts, playgrounds, picnic areas, walkways).	Gustavo Martinez	1/21/2025 08:02 AM	NA

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Notes: Sidewalk is clear of debris.

After Image:



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16	Planters - Weed control	Completed	ACCEPTABLE	100/100(100%)	Remove and control all weeds in planter areas.	Gustavo Martinez	1/21/2025 08:05 AM	NA

Notes: Weeds are under control.

After Image:

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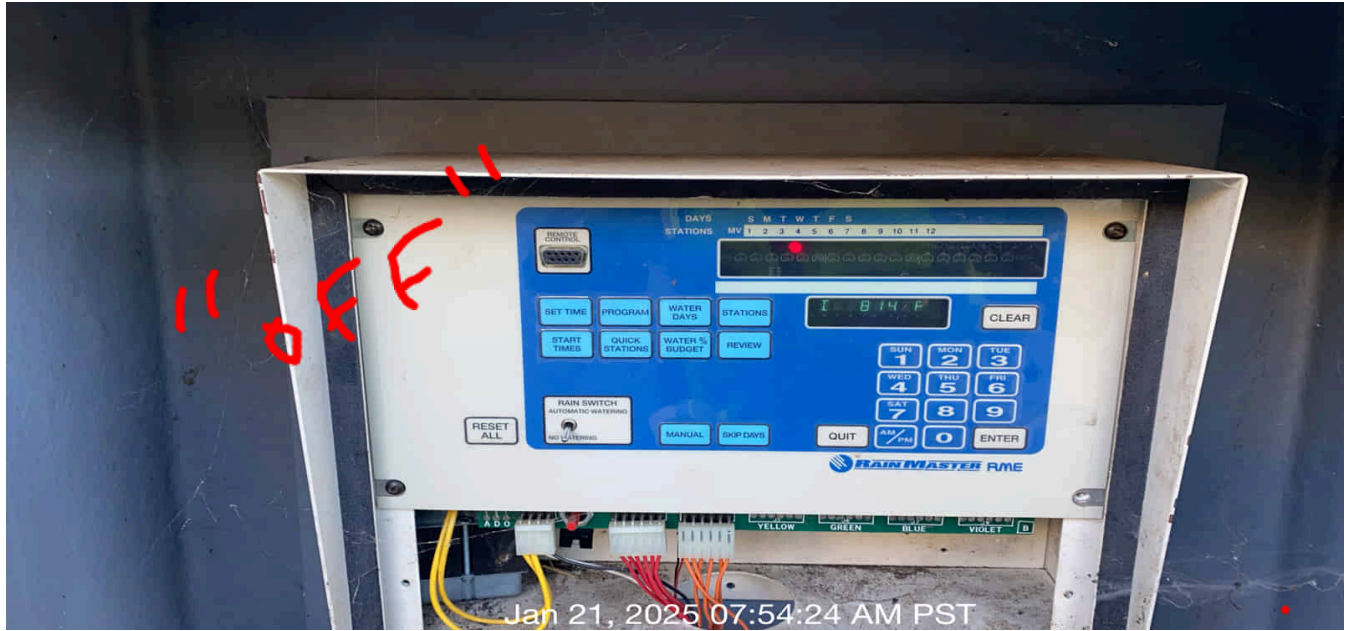


#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
17	Irrigation - Scheduling	Completed	ACCEPTABLE	100/100(100%)	Monitor and adjust all irrigation. Adjust as necessary.	Gustavo Martinez	1/21/2025 07:54 AM	NA

Notes: Irrigation clocks are set to "OFF"

After Image:

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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.	Gustavo Martinez	1/21/2025 08:25 AM	NA
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Notes: N/A

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
#	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.	Gustavo Martinez	1/21/2025 08:04 AM	NA

Notes: Valve box lids are in good shape.

After Image:



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20	Trees - Sidewalks /Streets	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service to ensure trees are not encroaching on right of ways.	Gustavo Martinez	1/21/2025 08:27 AM	NA

#	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	1/21/2025 08:08 AM	NA

Notes: Weeds are under control.

After Image:

