

Inspection Details



Total Score : **1800/2100 (86%)**

Property Name : **25 - The Pointe**

Reference Number : **INS-3356**

Last Inspected Time : **1/21/2025 02:42 PM**

Address : **650 Raft Ln, Oxnard - 93035, 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 02:32 PM	NA

Notes: Missing trees creating low spots. Recommend backfilling areas.

After Image:

#	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 02:18 PM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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Notes: Stress turf areas need attention.

After Image:



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3	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 02:16 PM	NA

Notes: Low plant material along fence line.

After Image:

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4	Irrigation - Wet spots	Complete d	UNNACC EPTABL E	50/100(50 %)	Inspect areas of service for wet spots in turf and planters. Adjust and repair irrigation as needed.	Gustavo Martinez	1/21/2025 02:30 PM	NA

Notes: Valve needs attention. Leaking from bleeder valve.

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After Image:



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5	Trees - Down and broken branches	Complete d	UNNACC EPTABL E	50/100(50 %)	Removed down and broken branches.	Gustavo Martinez	1/21/2025 02:13 PM	NA

Notes: Weak and dying trees need attention. Recommend removing them.

After Image:

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6	Trees - Sidewalks /Streets	Completed	UNNACC EPTABLE	50/100(50%)	Inspect areas of service to ensure trees are not encroaching on right of ways.	Gustavo Martinez	1/21/2025 02:24 PM	NA

Notes: Lifted sidewalks throughout LMD need attention.

After Image:

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
7	Turf - Mowing	Completed	ACCEPTABLE	100/100(100%)	Mow turf areas as scheduled.	Gustavo Martinez	1/21/2025 02:15 PM	NA

Notes: Turf has been mowed correctly.

After Image:

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8	Turf - Edging	Completed	ACCEPTABLE	100/100(100%)	Edge all turf areas as scheduled.	Gustavo Martinez	1/21/2025 02:19 PM	NA

Notes: Edging has been completed.

After Image:

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9	Turf - String Trim	Completed	ACCEPTABLE	100/100(100%)	String trim areas as scheduled. (Valve boxes, posts, buildings, bbq).	Gustavo Martinez	1/21/2025 02:32 PM	NA
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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
10	General Site Maintenance - Litter and Trash removal	Completed	ACCEPTABLE	100/100(100%)	Empty trash cans and collect litter as needed.	Gustavo Martinez	1/21/2025 02:36 PM	NA

Notes: No litter to report.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
11	General Site Maintenance - Debris control	Completed	ACCEPTABLE	100/100(100%)	Remove any debris throughout parks and right of ways.	Gustavo Martinez	1/21/2025 02:36 PM	NA

Notes: No debris to report.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
12	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	1/21/2025 02:36 PM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
13	General Site Maintenance - Graffiti	Completed	ACCEPTABLE	100/100(100%)	Remove all graffiti as necessary. Report to District representative if out of scope.	Gustavo Martinez	1/21/2025 02:36 PM	NA

Notes: No graffiti to report.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
14	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 02:21 PM	NA

Notes: Hardscape has been clear of debris.

After Image:

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15	Planters - Shrub pruning	Completed	ACCEPTABLE	100/100(100%)	Prune all shrubs and planter areas as scheduled.	Gustavo Martinez	1/21/2025 02:22 PM	NA

Notes: Shrubs have been trimmed correctly.

After Image:

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
16	Planters - Weed control	Completed	ACCEPTABLE	100/100(100%)	Remove and control all weeds in planter areas.	Gustavo Martinez	1/21/2025 02:23 PM	NA

Notes: Weeds are under control.

After Image:

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17	Irrigation - Scheduling	Completed	ACCEPTABLE	100/100(100%)	Monitor and adjust all irrigation. Adjust as necessary.	Gustavo Martinez	1/21/2025 02:37 PM	NA

Notes: Schedule is correct adjust as needed.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
18	Irrigation - Run-Off	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service for water run-off. Repair and replace irrigation when necessary.	Gustavo Martinez	1/21/2025 02:37 PM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
19	Irrigation - Coverage	Completed	ACCEPTABLE	100/100(100%)	Ensure proper sprinkler coverage throughout turf and planter areas.	Gustavo Martinez	1/21/2025 02:37 PM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
20	Irrigation - Valve boxes	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service for broken or missing valve box lids.	Gustavo Martinez	1/21/2025 02:25 PM	NA

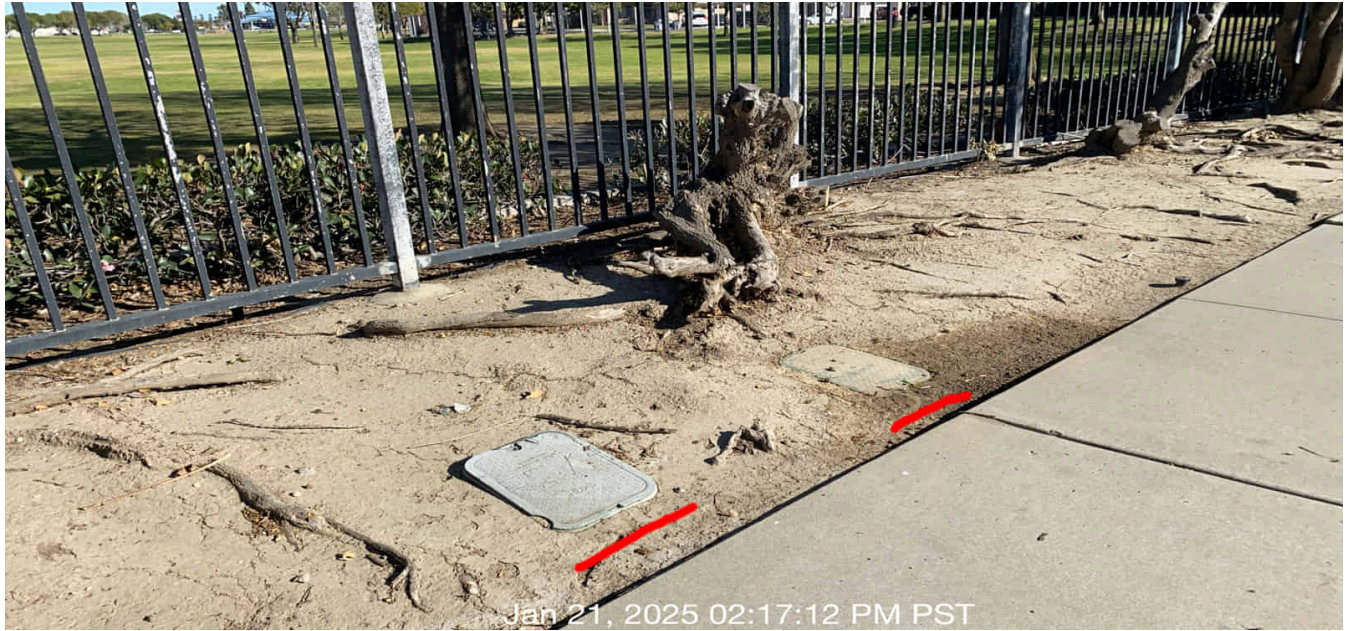
Notes: Valve boxes are in good shape. Missing (1) round quick coupler lid.

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21	Trees - Weed control	Completed	ACCEPTABLE	100/100(100%)	Inspect tree wells for weeds. Remove and treat as needed.	Gustavo Martinez	1/21/2025 02:24 PM	NA
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Notes: Weeds are under control.

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