

Inspection Details



Total Score : **1750/2200 (80%)**

Property Name : **CFD 5-Riverpark**

Reference Number : **INS-3393**

Last Inspected Time : **1/24/2025 10:59 AM**

Address : **3150 London Ln, Oxnard - 93036, 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.	Thomas Lisiak	1/24/2025 10:47 AM	NA

Notes: Turf stress at Windrow Park from use. Turf may need fertilization and extra water. Missing lilies throughout Vista School and Del Mar. Plant material was previously trimmed and has not grown back. Area has been sprayed for weeds. Will discuss area in next meeting.

After Image:

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2	General Site Maintenance - Debris control	Completed	UNNACC EPTABLE	50/100(50%)	Remove any debris throughout parks and right of ways.	Thomas Lisiak	1/24/2025 10:47 AM	NA

Notes: Dead leftover plant material from previous trimming. Branches from Birch tree in parkway need to be removed. Leaves and debris need to be blown out of Cottoneaster ground cover and removed from median. Piles of green waste still need to be removed from basins. Noted in previous reports.

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3	Planters - Plant material	Completed	UNNACC EPTABLE	50/100(50%)	Inspect of degrading or missing plant material. Monitor and treat for pests.	Thomas Lisiak	1/24/2025 10:48 AM	NA

Notes: Missing Cienothus plants noted in Nature Trail. Dead vines along Nature Trail need to be removed and replaced. Plant material has signs of previous pest infestation. Bubblers need to be checked along Nature Trail Vines. Society garlic declining health throughout Thames traffic circle. Society garlic in medians green and healthy. Watering issue with traffic circle.

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Plant material in poor health in planters Forest Park Blvd and Vineyard Ave. Wild Iris throughout planters on Forest Park Blvd need to be trimmed down. Medians also

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4	Irrigation - Run-Off	Completed	UNNACC EPTABLE	50/100(50%)	Inspect areas of service for water run-off. Repair and replace irrigation when necessary.	Thomas Lisiak	1/24/2025 10:50 AM	NA

Notes: Run off throughout Vineyards Park basketball courts. Cracked body on sprinkler in median along Garonne. Irrigation continues to leak in median on Garonne. Issue has been

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documented in previous reports. Broken irrigation pop up Forest Park Blvd median.

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5	Irrigation - Coverage	Complete d	UNNACC EPTABL E	50/100(50 %)	Ensure proper sprinkler coverage throughout turf and planter areas.	Thomas Lisiak	1/24/2025 10:53 AM	NA

Notes: Dry spot noted Crescent Park. Heat stress and inadequate irrigation coverage noted next to basketball court at Windrow Park.

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6	Irrigation - Wet spots	Completed	UNNACC EPTABLE	50/100(50%)	Inspect areas of service for wet spots in turf and planters. Adjust and repair irrigation as needed.	Thomas Lisiak	1/24/2025 10:54 AM	NA

Notes: Tree well flooded and water pooled up in gazebo cement at Vineyards Park. Contractor working in area with high

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winds. Break/Leak NE quadrant Gateway Park. Broken/leaking sprinkler in planter along nature trail.

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7	Irrigation - Valve boxes	Complete d	UNNACC EPTABL E	50/100(50 %)	Inspect areas of service for broken or missing valve box lids.	Thomas Lisiak	1/24/2025 10:58 AM	NA

Notes: Cracked valve box lid needs to be changed at Village Green Park and Central Park need to get replaced.

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8	Trees - Weed control	Completed	UNNACC EPTABLE	50/100(50%)	Inspect tree wells for weeds. Remove and treat as needed.	Thomas Lisiak	1/24/2025 10:50 AM	NA

Notes: Weeds in hardscape and plant material. Xanadu and Kings Canyon. Clover and Poa noted throughout Crescent Park. No weeds noted throughout Crescent Park tree wells. Clover and Kikuyu throughout fescue turf in all quadrants at Gateway Park. Clover and Poa needs to be treated throughout Village Green Park. Kikuyu, Clover and Bermuda grass noted throughout Central Park. Weeds in tree wells in front of Vista

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School. Tree wells clean and free of weeds throughout East Park.

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9	Pest Control - Pest Control	Completed	UNNACC EPTABLE	50/100(50%)	Inspect site for pest issues.	Thomas Lisiak	1/24/2025 10:50 AM	NA

Notes: Pest issues on Vines along Nature Trail. Multiple vines declining health and several dying. Will need to be replaced. Contractor to address issue. Pest issues on small CoffeeBerry plant near (2) established plants previously removed. Scale pest issues throughout Magnolia trees along Lakeview need to be treated. Dark sooty material and sap noted. Trees showing fast decline in health.

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10	Turf - Mowing	Completed	ACCEPTABLE	100/100(100%)	Mow turf areas as scheduled.	Thomas Lisiak	1/24/2025 10:46 AM	NA

Notes: Mower scalped turf next to valve box at Vineyards Park. Area is wet and mushy. Turf has been mowed throughout Vineyards Park. Turf has been mowed throughout East Park.

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11	Turf - Edging	Completed	ACCEPTABLE	100/100(100%)	Edge all turf areas as scheduled.	Thomas Lisiak	1/24/2025 10:46 AM	NA

Notes: Turf has been edged throughout Vineyards Park. Debris not properly blown off is throughout Forest Park Blvd parkways from edging. Turf has been edged throughout East Park.

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12	Turf - String Trim	Completed	ACCEPTABLE	100/100(100%)	String trim areas as scheduled. (Valve boxes, posts, buildings, bbq).	Thomas Lisiak	1/24/2025 10:46 AM	NA

Notes: Valve boxes have been whipped throughout Vineyards Park. Valve boxes have not been whipped throughout Windrow Park. Turf has been growing slower due to the cold and has not overgrown onto lids. Areas have been whipped throughout East Park.

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13	Turf - Low Spots	Completed	ACCEPTABLE	100/100(100%)	Check all turf areas for low spots. Fill with topper as needed.	Thomas Lisiak	1/24/2025 10:46 AM	NA

Notes: Contractor has fertilized turf areas at Windrow Park with Nitra King.

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14	General Site Maintenance - Litter and Trash removal	Completed	ACCEPTABLE	100/100(100%)	Empty trash cans and collect litter as needed.	Thomas Lisiak	1/24/2025 10:47 AM	NA

Notes: All amenity areas have been serviced by contractor throughout Riverpark. No issues noted.

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15	General Site Maintenance - Amenities	Completed	ACCEPTABLE	100/100(100%)	Check all amenities (Benches, bbqs, kiosks). Clean as necessary. Report deficiencies to District representative.	Thomas Lisiak	1/24/2025 10:47 AM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
16	General Site Maintenance - Graffiti	Completed	ACCEPTABLE	100/100(100%)	Remove all graffiti as necessary. Report to District representative if out of scope.	Thomas Lisiak	1/24/2025 10:47 AM	NA

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17	General Site Maintenance - Blowing hardscape	Completed	ACCEPTABLE	100/100(100%)	Blow off all hardscapes as needed. (Restrooms, sports courts, playgrounds, picnic areas, walkways).	Thomas Lisiak	1/24/2025 10:47 AM	NA

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18	Planters - Shrub pruning	Completed	ACCEPTABLE	100/100(100%)	Prune all shrubs and planter areas as scheduled.	Thomas Lisiak	1/24/2025 10:48 AM	NA

Notes: (2) Two dead CoffeeBerry plants previously removed due declining health. Contractor to address issue. Wild Iris throughout Forest Park Blvd need to be brought down. Deer grass needs to be trimmed down.

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19	Planters - Weed control	Completed	ACCEPTABLE	100/100(100%)	Remove and control all weeds in planter areas.	Thomas Lisiak	1/24/2025 10:59 AM	NA

Notes: Weeds in planter. Sucker growth needs to be trimmed.

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20	Irrigation - Scheduling	Completed	ACCEPTABLE	100/100(100%)	Monitor and adjust all irrigation. Adjust as necessary.	Thomas Lisiak	1/24/2025 10:48 AM	NA

Notes: High readings of water saturation at Vineyards Park.

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21	Trees - Down and broken branches	Completed	ACCEPTABLE	100/100(100%)	Removed down and broken branches.	Thomas Lisiak	1/24/2025 10:51 AM	NA

Notes: Broken branches throughout Gateway Park.

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22	Trees - Sidewalks /Streets	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service to ensure trees are not encroaching on right of ways.	Thomas Lisiak	1/24/2025 10:51 AM	NA

