Inspection Details



Total Sc	ore	:	1750/220	00 (80%)					
Property Na	ime	:	CFD 5-Rive	rpark					
Reference Number		:	INS-3393	INS-3393					
Last Inspec Time	ted	:	1/24/2025 1	0:59 AM					
Address		:		on Ln, Oxnar fornia, United					
#	Task Name		Status	Respons e	Score(%)	Task Descripti on			
1	Turf - Bare spots		Complete d	UNNACC EPTABL E	50/100(50 %)	Check all turf areas for bare spots. Add topper and seed as necessar y. Ensure			

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:

1/24/2025 NA 10:47 AM

Price

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d Date

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Thomas

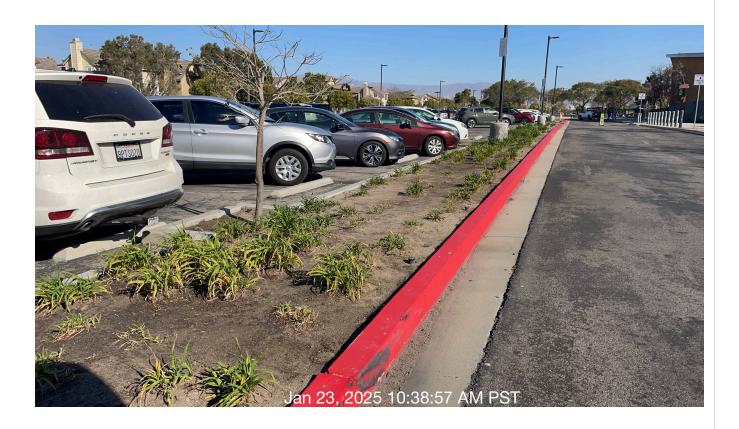
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2	General Site Maintena nce - Debris control	Complete d	UNNACC EPTABL E	50/100(50 %)	Remove any debris througho ut parks and right of ways.	Thomas Lisiak	1/24/2025 10:47 AM	NA

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	Complete d	UNNACC EPTABL E	50/100(50 %)	Inspect of degrading or missing plant material. Monitor and treat for pests.	Thomas Lisiak	1/24/2025 10:48 AM	NA
	sing Cienothu Nature Trail r							

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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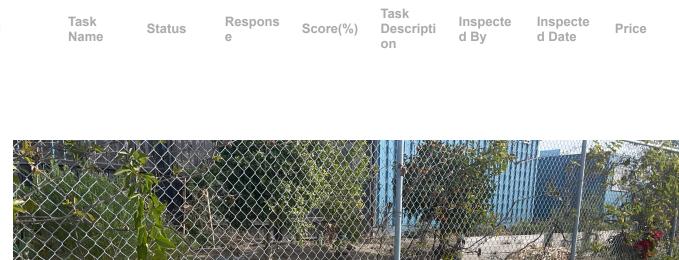


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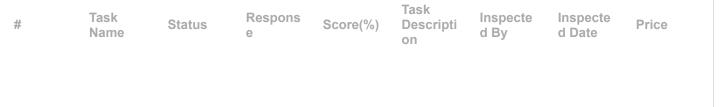






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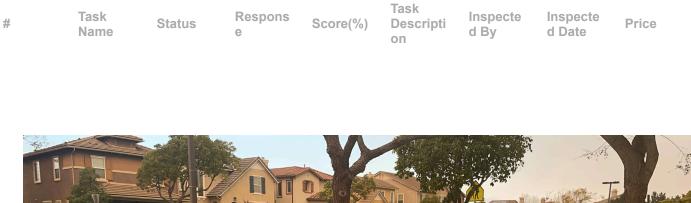






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4 Irrigation - Complete Run-Off d UNNACC 50/100(50 EPTABL E S) Inspect areas of service for water run-off. Repair and replace irrigation when necessar y.	#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
	4	•	•	EPTABL		areas of service for water run-off. Repair and replace irrigation when necessar			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 througho ut 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 - Complete UNNACC 50/100(50 Inspect Thomas 1/24/2025 Wet spots d EPTABL %) areas of Lisiak 10:54 AM E spots in turf and planters.	
Adjust and repair irrigation as needed.	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	Complete d	UNNACC EPTABL E	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	Complete d	UNNACC EPTABL E	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	Complete d	ACCEPT ABLE	100/100(1 00%)	Mow turf areas as schedule d.	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	Complete d	ACCEPT ABLE	100/100(1 00%)	Edge all turf areas as schedule d.	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	Complete d	ACCEPT ABLE	100/100(1 00%)	String trim areas as schedule d. (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	Complete d	ACCEPT ABLE	100/100(1 00%)	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 Maintena nce - Litter and Trash removal	Complete d	ACCEPT ABLE	100/100(1 00%)	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 Maintena nce - Amenities	Complete d	ACCEPT ABLE	100/100(1 00%)	Check all amenities (Benches , bbqs, kiosks). Clean as necessar y. Report deficienci es to District represent ative.	Thomas Lisiak	1/24/2025 10:47 AM	NA

#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
16	General Site Maintena nce - Graffiti	Complete d	ACCEPT ABLE	100/100(1 00%)	Remove all graffiti as necessar y. Report to District represent ative if out of scope.	Thomas Lisiak	1/24/2025 10:47 AM	NA
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
17	General Site Maintena nce - Blowing hardscap e	Complete d	ACCEPT ABLE	100/100(1 00%)	Blow off all hardscap es as needed. (Restroo ms, sports courts, playgroun ds, picnic areas, walkways).	Thomas Lisiak	1/24/2025 10:47 AM	NA
#	Task Name	Status	Respons e	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
18	Planters - Shrub pruning	Complete d	ACCEPT ABLE	100/100(1 00%)	Prune all shrubs and planter areas as schedule d.	Thomas Lisiak	1/24/2025 10:48 AM	NA

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	Complete d	ACCEPT ABLE	100/100(1 00%)	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 - Schedulin g	Complete d	ACCEPT ABLE	100/100(1 00%)	Monitor and adjust all irrigation. Adjust as necessar y.	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	Complete d	ACCEPT ABLE	100/100(1 00%)	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	Complete d	ACCEPT ABLE	100/100(1 00%)	Inspect areas of service to ensure trees are not encroachi ng on right of ways.	Thomas Lisiak	1/24/2025 10:51 AM	NA

