

Inspection Details



Total Score : **2000/2100 (95%)**

Property Name : **36 - Villa Sta Cruz/Villa Carmel**

Reference Number : **INS-3372**

Last Inspected Time : **1/27/2025 09:36 AM**

Address : **1454 Marsella Dr, Oxnard - 93030, 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.	Oliver Carrillo	1/27/2025 09:24 AM	NA

Notes: Bare spot in turf area do to poor irrigation coverage sprinkler needs to be raised.

After Image:

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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Jan 27, 2025 08:16:16 AM PST

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
2	Trees - Sidewalks /Streets	Completed	UNNACC EPTABLE	50/100(50%)	Inspect areas of service to ensure trees are not encroaching on right of ways.	Oliver Carrillo	1/27/2025 09:22 AM	NA

Notes: Sidewalk lifted by tree roots, recommend to have grind

After Image:

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3	Turf - Mowing	Completed	ACCEPTABLE	100/100(100%)	Mow turf areas as scheduled.	Oliver Carrillo	1/27/2025 09:25 AM	NA

Notes: Mowing complete.

After Image:

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4	Turf - Edging	Completed	ACCEPTABLE	100/100(100%)	Edge all turf areas as scheduled.	Oliver Carrillo	1/27/2025 09:24 AM	NA

Notes: Edging complete.

After Image:

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5	Turf - String Trim	Completed	ACCEPTABLE	100/100(100%)	String trim areas as scheduled. (Valve boxes, posts, buildings, bbq).	Oliver Carrillo	1/27/2025 09:24 AM	NA

Notes: String trim complete.

After Image:

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6	Turf - Low Spots	Complete d	ACCEPT ABLE	100/100(1 00%)	Check all turf areas for low spots. Fill with topper as needed.	Oliver Carrillo	1/27/2025 09:33 AM	NA

Notes: No low spots found in turf areas.

#	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.	Oliver Carrillo	1/27/2025 09:21 AM	NA

Notes: No trash or litter found.

#	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.	Oliver Carrillo	1/27/2025 09:21 AM	NA

Notes: Clear of all debris.

#	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.	Oliver Carrillo	1/27/2025 09:20 AM	NA

Notes: N/A

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
10	General Site Maintenance - Graffiti	Completed	ACCEPTABLE	100/100(100%)	Remove all graffiti as necessary. Report to District representative if out of scope.	Oliver Carrillo	1/27/2025 09:20 AM	NA

Notes: No graffiti found.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
11	General Site Maintenance - Blowing hardscape	Completed	ACCEPTABLE	100/100(100%)	Blow off all hardscapes as needed. (Restrooms, sports courts, playgrounds, picnic areas, walkways).	Oliver Carrillo	1/27/2025 09:24 AM	NA

Notes: Hard scape blowing complete.

After Image:

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12	Planters - Shrub pruning	Completed	ACCEPTABLE	100/100(100%)	Prune all shrubs and planter areas as scheduled.	Oliver Carrillo	1/27/2025 09:24 AM	NA

Notes: Shrub pruning complete

After Image:

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13	Planters - Weed control	Completed	ACCEPTABLE	100/100(100%)	Remove and control all weeds in planter areas.	Oliver Carrillo	1/27/2025 09:24 AM	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.	Oliver Carrillo	1/27/2025 09:22 AM	NA

Notes: Plant material is healthy.

After Image:

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
15	Irrigation - Scheduling	Completed	ACCEPTABLE	100/100(100%)	Monitor and adjust all irrigation. Adjust as necessary.	Oliver Carrillo	1/27/2025 09:22 AM	NA

Notes: Irrigation scheduling is correct.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
16	Irrigation - Run-Off	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service for water run-off. Repair and replace irrigation when necessary.	Oliver Carrillo	1/27/2025 09:22 AM	NA

Notes: No irrigation runoff found.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
17	Irrigation - Coverage	Completed	ACCEPTABLE	100/100(100%)	Ensure proper sprinkler coverage throughout turf and planter areas.	Oliver Carrillo	1/27/2025 09:22 AM	NA

Notes: Irrigation coverage is mostly good but needs adjusting in some places.

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.	Oliver Carrillo	1/27/2025 09:22 AM	NA
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Notes: No wet spots found.

#	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.	Oliver Carrillo	1/27/2025 09:22 AM	NA

Notes: Irrigation valve boxes are in good condition.

After Image:



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20	Trees - Down and broken branches	Completed	ACCEPTABLE	100/100(100%)	Removed down and broken branches.	Oliver Carrillo	1/27/2025 09:22 AM	NA

Notes: No fallen trees or tree branches found.

#	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.	Oliver Carrillo	1/27/2025 09:22 AM	NA

Notes: No weeds around trees.

After Image:



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