

Inspection Details



Total Score : **1550/2100 (74%)**

Property Name : **CFD 2 - Westport**

Reference Number : **INS-3399**

Last Inspected Time : **1/30/2025 01:51 PM**

Address : **1337 Bayside Cir, 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.	Jose Navarro	1/29/2025 07:48 AM	NA

Notes: Low spots in turf areas. Missing tree.

After Image:

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
2	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.	Jose Navarro	1/29/2025 07:48 AM	NA

Notes: Bare spots in turf areas throughout Westport.

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After Image:



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3	General Site Maintenance - Amenities	Completed	UNNACC EPTABLE	50/100(50%)	Check all amenities (Benches, bbqs, kiosks). Clean as necessary. Report deficiencies to District representative.	Jose Navarro	1/29/2025 07:49 AM	NA
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Notes: Damaged exercise equipment and playground equipment, missing drinking fountains, damaged trash cans and barbecue grills. Damaged electrical and irrigations enclosures. Damaged/missing park signs.

After Image:



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4	General Site Maintenance - Graffiti	Complete d	UNNACC EPTABL E	50/100(50 %)	Remove all graffiti as necessary. Report to District representative if out of scope.	Jose Navarro	1/30/2025 08:34 AM	NA

Notes: Graffiti/stickers need to be removed.

After Image:

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5	Planters - Weed control	Completed	UNNACC EPTABLE	50/100(50%)	Remove and control all weeds in planter areas.	Jose Navarro	1/29/2025 07:49 AM	NA

Notes: Grass weeds in turf areas throughout Westport. Weeds in planter and hardscape areas.

After Image:

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6	Planters - Plant material	Completed	UNNACC EPTABLE	50/100(50%)	Inspect of degrading or missing plant material. Monitor and treat for pests.	Jose Navarro	1/29/2025 07:49 AM	NA

Notes: Missing plant material, plant material declining, mulch/gazania needed in planters throughout the Westport area.

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Jan 30, 2025 08:16:30 AM PST

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7	Irrigation - Scheduling	Completed	UNNACC EPTABLE	50/100(50%)	Monitor and adjust all irrigation. Adjust as necessary.	Jose Navarro	1/30/2025 08:34 AM	NA

Notes: Irrigation checks needed in planter and turf areas to ensure proper coverage and prevent runoff.

After Image:

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8	Irrigation - Valve boxes	Complete d	UNNACC EPTABL E	50/100(50 %)	Inspect areas of service for broken or missing valve box lids.	Jose Navarro	1/29/2025 07:49 AM	NA

Notes: Damaged valve box lids and back-flow cages. Missing back-flow cage. Valve box filled with dirt.

After Image:

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9	Trees - Down and broken branches	Complete d	UNNACC EPTABL E	50/100(50 %)	Removed down and broken branches.	Jose Navarro	1/29/2025 07:49 AM	NA

Notes: Remove stakes when trees are established. Declining trees and palms throughout Westport. Dead palm tree. Broken tree branch. Missing trees. Low branches/fronds.

After Image:

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10	Trees - Sidewalks /Streets	Complete d	UNNACC EPTABL E	50/100(50 %)	Inspect areas of service to ensure trees are not encroaching on right of ways.	Jose Navarro	1/29/2025 07:49 AM	NA

Notes: Lifted/damaged sidewalks. Stains in hardscape areas.

After Image:

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11	Trees - Weed control	Complete d	UNNACC EPTABL E	50/100(50 %)	Inspect tree wells for weeds. Remove and treat as needed.	Jose Navarro	1/29/2025 07:49 AM	NA

Notes: Weeds in tree wells.

After Image:

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12	Turf - Mowing	Completed	ACCEPTABLE	100/100(100%)	Mow turf areas as scheduled.	Jose Navarro	1/29/2025 07:48 AM	NA
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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
13	Turf - Edging	Completed	ACCEPTABLE	100/100(100%)	Edge all turf areas as	Jose Navarro	1/29/2025 07:48 AM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
14	Turf - String Trim	Completed	ACCEPTABLE	100/100(100%)	String trim areas as schedule d. (Valve boxes, posts, buildings, bbq).	Jose Navarro	1/29/2025 07:48 AM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
15	General Site Maintenance - Litter and Trash removal	Completed	ACCEPTABLE	100/100(100%)	Empty trash cans and collect litter as needed.	Jose Navarro	1/29/2025 07:49 AM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
16	General Site Maintenance - Debris control	Completed	ACCEPTABLE	100/100(100%)	Remove any debris throughout parks and right of ways.	Jose Navarro	1/29/2025 07:49 AM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
17	General Site	Completed	ACCEPTABLE	100/100(100%)	Blow off all	Jose Navarro	1/29/2025 07:49 AM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
	Maintenance - Blowing hardscape				hardscapes as needed. (Restrooms, sports courts, playgrounds, picnic areas, walkways).			

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
18	Planters - Shrub pruning	Completed	ACCEPTABLE	100/100(100%)	Prune all shrubs and planter areas as scheduled.	Jose Navarro	1/29/2025 07:49 AM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
19	Irrigation - Run-Off	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service for water run-off. Repair and replace irrigation when necessary.	Jose Navarro	1/29/2025 07:54 AM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
20	Irrigation - Coverage	Completed	ACCEPTABLE	100/100(100%)	Ensure proper sprinkler coverage throughout	Jose Navarro	1/29/2025 07:49 AM	NA

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					ut turf and planter areas.			
#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
21	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.	Jose Navarro	1/29/2025 07:49 AM	NA

