

Inspection Details



Total Score : **1450/2100 (69%)**

Property Name : **CFD 4 - Seabridge**

Reference Number : **INS-3398**

Last Inspected Time : **1/30/2025 02:55 PM**

Address : **1548 Seabridge 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.	Jose Navarro	1/27/2025 02:30 PM	NA

Notes: Low spots in turf areas. Gopher damage.

After Image:

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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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	1/27/2025 02:30 PM	NA
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Notes: Bare spots in turf areas.

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After Image:



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3	General Site Maintenance - Litter and Trash removal	Completed	UNNACC EPTABLE	50/100(50%)	Empty trash cans and collect litter as needed.	Jose Navarro	1/27/2025 02:30 PM	NA

Notes: Loose trash and leaf litter. Multiple sites.

After Image:

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4	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	1/27/2025 02:30 PM	NA
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Notes: Damaged playground equipment, exercise equipment, drinking fountains and gazebos. Missing bike racks. Broken park lights. Damaged tennis court.

After Image:



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5	General Site Maintenance - Graffiti	Complete	UNNACC EPTABLE	50/100(50%)	Remove all graffiti as necessary. Report to District representative if out of scope.	Jose Navarro	1/27/2025 02:30 PM	NA

Notes: Graffiti/stickers need to be removed. Multiple sites.

After Image:

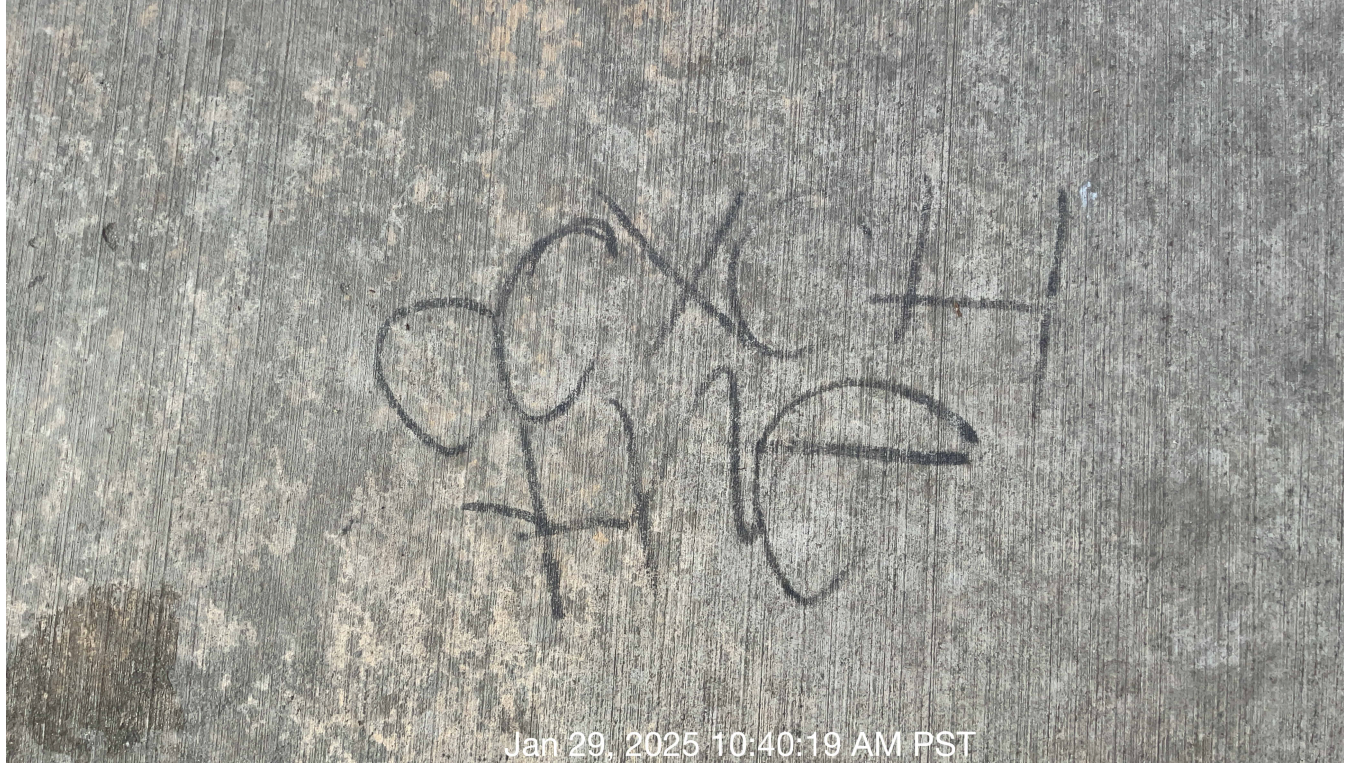
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6	Planters - Weed control	Complete d	UNNACC EPTABL E	50/100(50 %)	Remove and control all weeds in planter areas.	Jose Navarro	1/27/2025 02:31 PM	NA

Notes: Weeds in turf areas.

After Image:

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7	Planters - Plant material	Completed	UNNACC EPTABLE	50/100(50%)	Inspect of degrading or missing plant material. Monitor and treat for pests.	Jose Navarro	1/27/2025 02:31 PM	NA

Notes: Missing plant material in planters throughout the Seabridge area. Gazania/mulch needed in planters. Plant material declining. Dead plant material. Shrub stumps.

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After Image:



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8	Irrigation - Scheduling	Completed	UNNACC EPTABLE	50/100(50%)	Monitor and adjust all irrigation. Adjust as necessary.	Jose Navarro	1/27/2025 02:31 PM	NA

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

#	Task Name	Status	Respon se	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
9	Irrigation - Coverage	Complete d	UNNACC EPTABL E	50/100(50 %)	Ensure proper sprinkler coverage throughout turf and planter areas.	Jose Navarro	1/27/2025 02:31 PM	NA

Notes: Irrigation checks needed, irrigation audits needed for planter and turf areas.

#	Task Name	Status	Respon se	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
10	Irrigation - Valve boxes	Complete d	UNNACC EPTABL E	50/100(50 %)	Inspect areas of service for broken or missing valve box lids.	Jose Navarro	1/27/2025 02:31 PM	NA

Notes: Missing/damaged valve box lids, damaged valve boxes. Damaged back-flow cages.

After Image:

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11	Trees - Down and broken branches	Completed	UNNACC EPTABLE	50/100(50%)	Removed down and broken branches.	Jose Navarro	1/27/2025 02:31 PM	NA

Notes: Low branches/fronds throughout the Seabridge area. Diseased palm trees. Dead palms/trees. Trees and palms declining. Overgrown palms. Missing trees.

After Image:

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12	Trees - Sidewalks /Streets	Complete d	UNNACC EPTABL E	50/100(50 %)	Inspect areas of service to ensure trees are not encroachi ng on right of ways.	Jose Navarro	1/27/2025 02:31 PM	NA

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

After Image:

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13	Trees - Weed control	Complete d	UNNACC EPTABL E	50/100(50 %)	Inspect tree wells for weeds. Remove and treat as needed.	Jose Navarro	1/27/2025 02:31 PM	NA

Notes: Weeds in tree wells. Multiple sites.

After Image:

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14	Turf - Mowing	Completed	ACCEPTABLE	100/100(100%)	Mow turf areas as scheduled.	Jose Navarro	1/27/2025 02:30 PM	NA
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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
15	Turf - Edging	Completed	ACCEPTABLE	100/100(100%)	Edge all turf areas as	Jose Navarro	1/27/2025 02:30 PM	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
16	Turf - String Trim	Completed	ACCEPTABLE	100/100(100%)	String trim areas as scheduled. (Valve boxes, posts, buildings, bbq).	Jose Navarro	1/27/2025 02:30 PM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
17	General Site Maintenance - Debris control	Completed	ACCEPTABLE	100/100(100%)	Remove any debris throughout parks and right of ways.	Jose Navarro	1/27/2025 02:30 PM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
18	General Site Maintenance - Blowing hardscape	Completed	ACCEPTABLE	100/100(100%)	Blow off all hardscapes as needed. (Restrooms, sports courts, playgrounds, picnic areas, walkways).	Jose Navarro	1/27/2025 02:31 PM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
19	Planters - Shrub pruning	Completed	ACCEPTABLE	100/100(100%)	Prune all shrubs and planter areas as scheduled.	Jose Navarro	1/27/2025 02:31 PM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
20	Irrigation - Run-Off	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service for water run-off. Repair and replace irrigation when necessary.	Jose Navarro	1/27/2025 02:31 PM	NA

#	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	1/27/2025 02:31 PM	NA