

## Inspection Details



**Total Score** : **1750/2100 (83%)**

Property Name : **4 - Mandalay Bay/Beach Main**

Reference Number : **INS-3347**

Last Inspected Time : **1/14/2025 10:50 AM**

Address : **2101 Vina Del Mar, Oxnard - 93035, 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.	Javier Cerda	1/14/2025 10:49 AM	NA

**Notes:** Turf bare spots on Mandalay Beach Road across from large turf area leading into beach and hotel.

**After Image:**

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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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.	Javier Cerda	1/14/2025 10:49 AM	NA

**Notes:** Leaves and palm debris on Mandalay Beach Rd.

**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.	Javier Cerda	1/14/2025 10:49 AM	NA
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**Notes:** Gopher mounds along Mandalay Beach Rd. Raised turf along Mandalay Beach Rd across from public parking into beach area. Last photo is weeds in sidewalk on Falkirk Ave.

**After Image:**



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4	Planters - Weed control	Complete d	UNNACC EPTABL E	50/100(50 %)	Remove and control all weeds in planter areas.	Javier Cerde	1/14/2025 10:49 AM	NA

**Notes:** Weeds in planter beds along Costa De Oro need to be removed.

**After Image:**

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5	Planters - Plant material	Complete d	UNNACC EPTABL E	50/100(50 %)	Inspect of degrading or missing plant material. Monitor and treat for pests.	Javier Cerda	1/14/2025 10:49 AM	NA

**Notes:** Recommend replanting or concreting islands.

**After Image:**

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6	Irrigation - Valve boxes	Completed	UNNACC EPTABLE	50/100(50%)	Inspect areas of service for broken or missing valve box lids.	Javier Cerda	1/14/2025 10:50 AM	NA

**Notes:** Valve box lid across from Sunset Ln needs to be replaced.

**After Image:**

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#	Task Name	Status	Respon se	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
7	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.	Javier Cerde	1/14/2025 10:50 AM	NA

**Notes:** Palm trees along Mandalay Beach Rd should be skinned. Multiple lifted sidewalk areas along Mandalay Beach Rd. Last two lifted sidewalk photos were taken on Falkirk Ave across from state beach parking area.



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After Image:



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8	Turf - Mowing	Completed	ACCEPTABLE	100/100(100%)	Mow turf areas as scheduled.	Javier Cerda	1/14/2025 10:49 AM	NA

**Notes:** Mowing throughout areas are good.

**After Image:**

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9	Turf - Edging	Completed	ACCEPTABLE	100/100(100%)	Edge all turf areas as scheduled.	Javier Cerda	1/14/2025 10:49 AM	NA

**Notes:** Edging throughout areas are good.

**After Image:**

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10	Turf - String Trim	Completed	ACCEPTABLE	100/100(100%)	String trim areas as scheduled. (Valve boxes, posts, buildings, bbq).	Javier Cerda	1/14/2025 10:49 AM	NA

**Notes:** String trimming around valve boxes, palm trees, light poles and fire hydrants are good.

**After Image:**

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11	Turf - Low Spots	Completed	ACCEPTABLE	100/100(100%)	Check all turf areas for low spots. Fill with topper as needed.	Javier Cerda	1/14/2025 10:49 AM	NA
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**Notes:** Low spots in turf along Mandalay Beach Rd in front of hotel basketball court and across from Antigua way.

**After Image:**

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12	General Site Maintenance - Litter and Trash removal	Completed	ACCEPTABLE	100/100(100%)	Empty trash cans and collect litter as needed.	Javier Cerda	1/14/2025 10:49 AM	NA

**Notes:** None found.



#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
13	General Site Maintenance - Graffiti	Completed	ACCEPTABLE	100/100(100%)	Remove all graffiti as necessary. Report to District representative if out of scope.	Javier Cerda	1/14/2025 10:49 AM	NA

**Notes:** No graffiti found.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
14	General Site Maintenance - Blowing hardscape	Completed	ACCEPTABLE	100/100(100%)	Blow off all hardscapes as needed. (Restrooms, sports courts, playgrounds, picnic areas, walkways).	Javier Cerda	1/14/2025 10:49 AM	NA

**Notes:** Blowing along hard scapes is good.

**After Image:**

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15	Planters - Shrub pruning	Completed	ACCEPTABLE	100/100(100%)	Prune all shrubs and planter areas as scheduled.	Javier Cerda	1/14/2025 10:49 AM	NA

**Notes:** Shrubs on Costa De Oro need to be trimmed back. They're growing over the curb.

**After Image:**

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16	Irrigation - Scheduling	Completed	ACCEPTABLE	100/100(100%)	Monitor and adjust all irrigation. Adjust as necessary.	Javier Cerda	1/14/2025 10:49 AM	NA

**Notes:** No issues.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
17	Irrigation - Run-Off	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service for water run-off. Repair and replace irrigation when necessary.	Javier Cerda	1/14/2025 10:50 AM	NA

**Notes:** No issues.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
18	Irrigation - Coverage	Completed	ACCEPTABLE	100/100(100%)	Ensure proper sprinkler coverage throughout turf and planter areas.	Javier Cerda	1/14/2025 10:50 AM	NA

**Notes:** Couldn't run irrigation due to winds. Running irrigation in wind is wasting water.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
19	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.	Javier Cerda	1/14/2025 10:50 AM	NA

**Notes:** No issues with wet spots.

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20	Trees - Down and broken branches	Completed	ACCEPTABLE	100/100(100%)	Removed down and broken branches.	Javier Cerda	1/14/2025 10:50 AM	NA

**Notes:** No down trees or branches.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
#	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.	Javier Cerda	1/14/2025 10:50 AM	NA

**Notes:** No weeds in tree wells.

