



Irrigation Evaluation and Repair Proposal

3/5/2025

Prepared for

Nepenthe Association

for the property located at

Commons Dr. - 1131

Nepenthe Association

The recommendations on the following pages will improve your system to conserve water, improve coverage of plant materials, decrease water run off and reduce brown spots.

Irrigation Controller:

Commons Dr. - 1131

<u>ControllerID</u>	<u>Controller Name</u>	<u>Make</u>	<u>Station Capacity</u>	<u>Stations Used</u>
C	Zone 3	Baseline	79 Stations	79 Stations

Controller is in good working condition

Backflow Prevention Device(s):

ID	Location/Description	Make	Size	Use
A	Irrigation Backflows	Wilkins	2"	Irrigation

Backflow Blanket is in good condition

Valves/Stations:

STN	Zone	Type	Head Type	# of heads
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Urgent Repairs Needed

Critical repairs if not done quickly will result in plant stress or significant water waste

3	Shrubs	Drip		
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.				
5	Shrubs	Drip		(1) Emitter and (1) Netafim Line
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.				
8	Shrubs	Drip		Replace 6" Box
Replace 1 broken valve box(es) in root infested area				
10	Mix	Mix		Nozzles are not rotating
Replace 3 broken nozzles. Rotor is not rotating and needs to be replaced.				
11	Shrubs	Drip		
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.				
12	Shrubs	Drip		
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.				
14	Mix	Popup Rotary		
Move 1 sprinkler head.				
16	Mix	Popup Rotary		Nozzels not rotating
Add 1 sprinkler head in root infested area. Replace 3 broken nozzles. Replace broken fitting below 1 sprinkler head.				
17	Shrubs	Drip		
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.				

ControllerID	Controller Name	Make	Station Capacity	Stations Used
C	Zone 3	Baseline	79 Stations	79 Stations

Valves/Stations:

STN	Zone Type	Head Type	# of heads
18	Shrubs	Drip	
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.			
19	Mix	Popup Rotary	Nozzle not rotating
Add 1 sprinkler head. Replace broken fitting below 1 sprinkler head. Replace 1 broken nozzle.			
20	Shrubs	Drip	
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.			
26	Shrubs	Drip	(3) Broken Emitters
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.			
28	Turf	Popup Spray	
Straighten, raise and/or move 1 sprinkler head to proper grade.			
29	Shrubs	Drip	
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.			
33	Mix	Popup Rotary	Nozzles are not rotating
Replace 2 broken nozzles.			
35	Shrubs	Drip	Replace 6" box
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. Replace 1 square broken valve box(es).			
36	Mix	Popup Spray	Change 1804 to 1806
Straighten, raise and/or move 1 sprinkler head to proper grade. Replace 2 sprinkler heads. The existing sprinkler heads is/are not tall enough to spray above the plant material. Taller pop-up sprinkler heads need to be installed. Replace broken fitting below 1 sprinkler head.			
37	Shrubs	Drip	
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.			
39	Mix	Popup Spray	Change 1806 to 1812
Replace 2 sprinkler heads. The existing sprinkler heads is/are not tall enough to spray above the plant material. Taller pop-up sprinkler heads need to be installed.			
40	Turf	Rotor	Rotor is leaking
Rotor is not rotating and needs to be replaced.			

ControllerID	Controller Name	Make	Station Capacity	Stations Used
C	Zone 3	Baseline	79 Stations	79 Stations

Valves/Stations:

STN	Zone	Type	Head Type	# of heads
41	Shrubs	Drip		Replace 6" Box
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. Replace 1 square broken valve box(es).				
42	Shrubs	Drip		Proper grade (1) rotor
Rotor is not rotating and needs to be replaced. Straighten, raise and/or move 1 sprinkler head to proper grade.				
43	Shrubs	Drip		Replace 6" box
Repair 1 broken lateral line in root infested area. Replace 1 square broken valve box(es).				
45	Shrubs	Drip		
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.				
46	Shrubs	Drip		Replace (1) broken rotor
Rotor is not rotating and needs to be replaced.				
47	Mix	Mix		Replace (1) leaking rotor
Rotor is not rotating and needs to be replaced.				
48	Mix	MicroSpray		(2) Nozzles are not rotating
Replace 2 broken nozzles.				
51	Shrubs	Drip		Broken emitter
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.				
52	Shrubs	Drip		
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.				
53	Shrubs	Drip		Replace 6" Box
Replace 1 square broken valve box(es).				
59	Shrubs	Drip		Replace (1) broken emitter
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.				
60	Mix	Mix		Move (1) rotor for better coverage
Move 1 sprinkler head.				
61	Mix	Rotor		
Move 1 sprinkler head.				

ControllerID	Controller Name	Make	Station Capacity	Stations Used
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Valves/Stations:

STN	Zone	Type	Head Type	# of heads
62	Shrubs	Drip		
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.				
64	Mix	Popup Rotary		
Replace 1 leaking sprinkler head. Replace 3 sprinkler heads. The existing sprinkler heads is/are not tall enough to spray above the plant material. Taller pop-up sprinkler heads need to be installed.				
65	Shrubs	Drip		
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.				
66	Shrubs	Drip		Replace (2) 6" boxes
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. Replace 2 square broken valve box(es).				
68	Shrubs	Drip		Replace 6" Box
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. Replace 1 square broken valve box(es).				
69	Shrubs	Drip		Replace (2) 6" boxes
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. Replace 2 square broken valve box(es).				
71	Turf	Popup Rotary		Replace nozzles not rotating
Replace 2 broken nozzles.				
75	Mix	Popup Rotary		
Replace 1 sprinkler head. The existing sprinkler head is/are not tall enough to spray above the plant material. Taller pop-up sprinkler head need to be installed.				
78	Shrubs	Drip		
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.				
79	Shrubs	Drip		Replace 6" box
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. Replace 1 square broken valve box(es).				

No Repairs Needed

1	Mix	Mix		
No Problem Found				

ControllerID	Controller Name	Make	Station Capacity	Stations Used
C	Zone 3	Baseline	79 Stations	79 Stations

Valves/Stations:

STN	Zone	Type	Head Type	# of heads
2	Shrubs	Drip		
No Problem Found				
4	Mix	Mix		
No Problem Found				
6	Shrubs	Drip		
No Problem Found				
7	Mix	Mix		
No Problem Found				
9	Mix	Mix		
No Problem Found				
13	Shrubs	Drip		
No Problem Found				
15	Shrubs	Drip		
No Problem Found				
21	Mix	Popup Rotary		
No Problem Found				
22	Mix	Popup Spray		
No Problem Found				
23	Shrubs	Drip		
No Problem Found				
24	Shrubs	Drip		
No Problem Found				
25	Mix	Rotor		
No Problem Found				
27	Shrubs	Rotor		
No Problem Found				
30	Mix	Rotor		
No Problem Found				
31	Shrubs	Drip		
No Problem Found				
32	Mix	Popup Rotary		
No Problem Found				

ControllerID	Controller Name	Make	Station Capacity	Stations Used
C	Zone 3	Baseline	79 Stations	79 Stations

Valves/Stations:

STN	Zone	Type	Head Type	# of heads
34	Shrubs	Drip		
No Problem Found				
38	Shrubs	Drip		
No Problem Found				
44	Mix	Popup Spray		
No Problem Found				
49	Shrubs	Drip		
No Problem Found				
50	Mix	Popup Spray		
No Problem Found				
54	Mix	Mix		
No Problem Found				
55	Mix	Mix		
No Problem Found				
56	Shrubs	Drip		
No Problem Found				
57	Mix	Mix		
No Problem Found				
58	Shrubs	Drip		
No Problem Found				
63	Trees	Drip		
No Problem Found				
67	Mix	Popup Rotary		
No Problem Found				
70	Turf	Popup Spray		
No Problem Found				
72	Mix	Popup Rotary		
No Problem Found				
73	Shrubs	Drip		
No Problem Found				
74	Mix	Popup Rotary		
No Problem Found				

<u>ControllerID</u>	<u>Controller Name</u>	<u>Make</u>	<u>Station Capacity</u>	<u>Stations Used</u>
C	Zone 3	Baseline	79 Stations	79 Stations

Valves/Stations:

STN	Zone Type	Head Type	# of heads
76	Shrubs	Drip	

No Problem Found

77	Turf	Rotor	
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No Problem Found

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Controller C Total Materials and Labor	\$7,605.00
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Controller Totals

Labor and Materials Recap

circle to approve

			Stations:	Total
			Urgent	
Controller	C	Zone 3	\$7,605.00	\$7,605.00
Site Totals			\$7,605.00	\$7,605.00

Carson Landscape hereby agrees to provide the labor and materials to perform the landscape improvements as stated in this Irrigation Evaluation and Proposal.

TERMS: Billing upon completion of the work chosen. A finance charge of 1.5% per month will be added to the unpaid balance after 30 days. In the event legal action is taken to collect on a past due account, the debtor agrees to pay all collection costs including interest, attorney's fees and court costs. Any alteration or deviation from the above involving extra cost of material or labor will only be executed upon written orders for same, and will become an extra charge over the sum menti1d in this contract. All agreements must be in writing. Our workers are fully covered by Worker's Compensation and our firm covered by liability insurance. NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

Vendor:

Carson Landscape Industries
Contractor's License No. 470283
9530 Elder Creek Road
Sacramento, CA 95829-9306
Tel: 916-856-5400 • Fax: 916-856-5410
olopez@carson1975.com

Customer:

Nepenthe Association
1131 Commons Drive
Sacramento, CA 95825
Tel: 916-929-8380
Email: Nicole.Marks@fsresidential.com

By: Oscar Lopez (By GO)

Name: Oscar Lopez

Title: Account Manager

Date: 3/5/2025

By: 

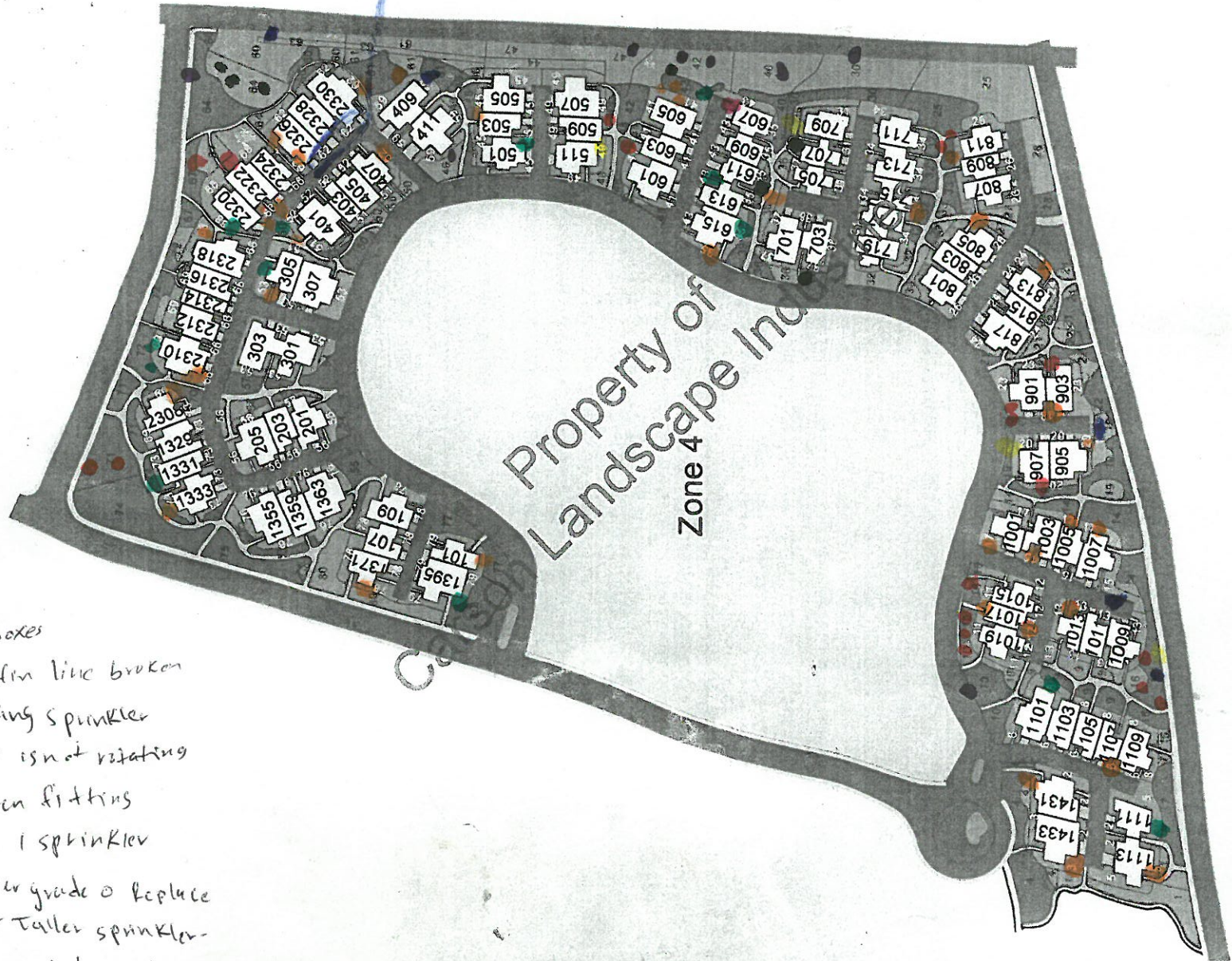
Name: Courtenay Delfin

Title: President

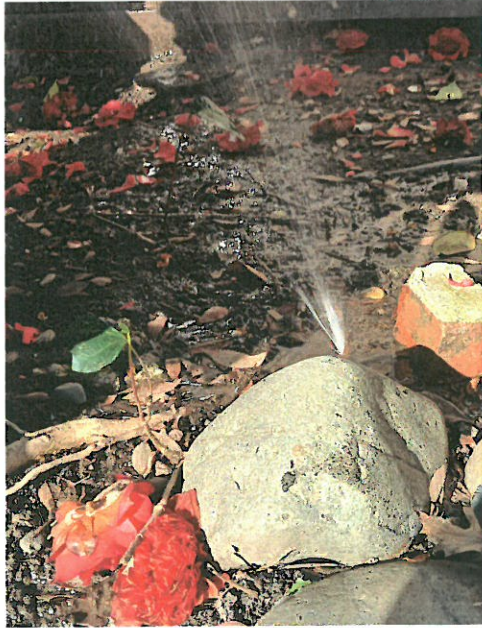
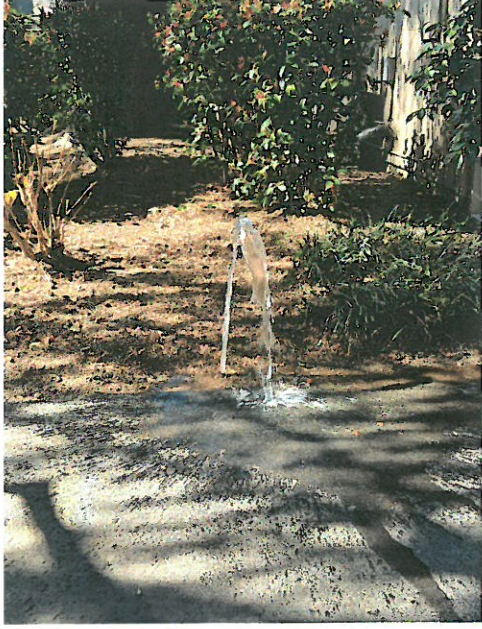
Date: 3/7/2025

Nepenthe Owners Association
Zone 3—Controller C

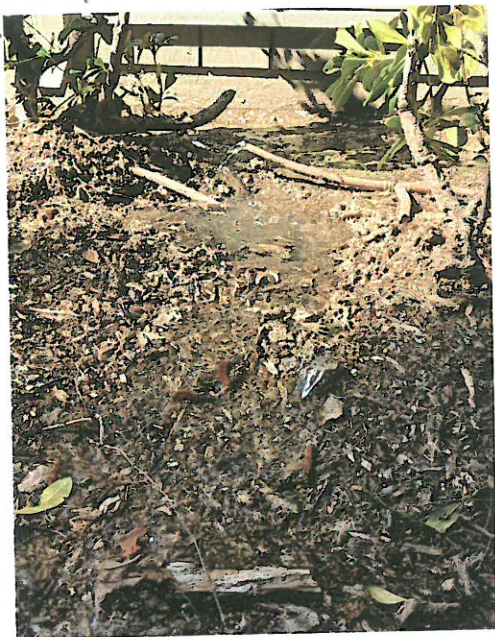
Irrigation Controller Map
12/1/2021



- 6" boxes
- Metalm line broken
- Leaking sprinkler
- Nozzle is not rotating
- broken fittings
- Add 1 sprinkler
- Proper grade or replace for taller sprinkler
- broken lateral line



CORE 3



curve 3

