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## Irrigation Evaluation and Repair Proposal

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3/17/2025

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 System Evaluation

3/17/2025

## Irrigation Controller:

Commons Dr. - 1131

ControllerID	Controller Name	Make	Station Capacity	Stations Used
<b>G</b>	<b>Zone 7</b>	<b>Baseline</b>	<b>47 Stations</b>	<b>42 Stations</b>

**Controller is in good working condition**

## Backflow Prevention Device(s):

ID	Location/Description	Make	Size	Use
A	Irrigation Backflow	Febco	1 1/2"	Irrigation

Backflow Blanket is in good condition

All Backflows are 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

- |  |        |             |  |                |
|--|--------|-------------|--|----------------|
| <b>2</b>   | Shrubs | Mix         |  |                |
| Replace broken fittings below 2 sprinkler heads.   |        |             |  |                |
| <b>3</b>   | Turf   | Popup Spray |  |                |
| Straighten, raise and/or move 1 sprinkler head to proper grade.  |        |             |  |                |
| <b>4</b>   | Shrubs | Drip        |  |                |
| Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. |        |             |  |                |
| <b>5</b>   | Shrubs | Drip        |  |                |
| Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. |        |             |  |                |
| <b>6</b>   | Mix    | Drip        |  |                |
| Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. |        |             |  |                |
| <b>11</b>  | Shrubs | Mix         |  |                |
| Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. |        |             |  |                |
| <b>12</b>  | Turf   | Popup Spray |  |                |
| Add 1 sprinkler head.  |        |             |  |                |
| <b>17</b>  | Shrubs | Mix         |  | Repalce 6" box |
| Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. |        |             |  |                |
| Replace broken fitting below 1 sprinkler head.   |        |             |  |                |
| Replace square broken valve box(es).   |        |             |  |                |
| <b>18</b>  | Turf   | Popup Spray |  |                |
| Replace 1 leaking sprinkler head.  |        |             |  |                |

ControllerID	Controller Name	Make	Station Capacity	Stations Used
<b>G</b>	<b>Zone 7</b>	<b>Baseline</b>	<b>47 Stations</b>	<b>42 Stations</b>

**Valves/Stations:**

STN	Zone Type	Head Type	# of heads
<b>20</b>	<b>Turf</b>	<b>Popup Spray</b>	
<p>Repair 1 broken lateral line in root infested area.                      Replace 1 broken nozzle.</p>			
<b>22</b>	<b>Turf</b>	<b>Popup Rotary</b>	
<p>Repair 1 broken lateral line                      Straighten, raise and/or move 1 sprinkler head to proper grade.</p>			
<b>24</b>	<b>Shrubs</b>	<b>Mix</b>	
<p>Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.</p>			
<b>26</b>	<b>Shrubs</b>	<b>Drip</b>	
<p>Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.</p>			
<b>29</b>	<b>Shrubs</b>	<b>Drip</b>	
<p>Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.</p>			
<b>30</b>	<b>Mix</b>	<b>Popup Rotary</b>	
<p>Replace 1 broken nozzle.</p>			
<b>31</b>	<b>Mix</b>	<b>Popup Rotary</b>	
<p>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.</p>			
<b>33</b>	<b>Shrubs</b>	<b>Popup Spray</b>	
<p>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.</p>			
<b>34</b>	<b>Trees</b>	<b>Drip</b>	
<p>Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.</p>			
<b>35</b>	<b>Trees</b>	<b>Drip</b>	
<p>Repair 1 broken lateral line in root infested area.                      Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.</p>			
<b>37</b>	<b>Shrubs</b>	<b>Drip</b>	
<p>Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.</p>			
<b>38</b>	<b>Shrubs</b>	<b>Drip</b>	
<p>Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.</p>			

ControllerID	Controller Name	Make	Station Capacity	Stations Used
<b>G</b>	<b>Zone 7</b>	<b>Baseline</b>	<b>47 Stations</b>	<b>42 Stations</b>

**Valves/Stations:**

STN	Zone Type	Head Type	# of heads
<b>39</b>	Shrubs	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.			
<b>40</b>	Shrubs	Drip	
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.			
<b>42</b>	Shrubs	Drip	
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.			
<b>45</b>	Mix	Popup Spray	
Move 1 sprinkler head.			
<b>46</b>	Shrubs	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.			

**Recommended Repairs**

Recommended repairs will improve irrigation coverage and reduce water waste

<b>7</b>	Not Used
<b>8</b>	Not Used
<b>9</b>	Not Used
<b>19</b>	Not Used
<b>27</b>	Not Used
<b>36</b>	Not Used

**No Repairs Needed**

<b>1</b>	Turf	Popup Spray
No Problem Found		
<b>10</b>	Turf	Popup Rotary
No Problem Found		
<b>13</b>	Turf	Popup Spray
No Problem Found		
<b>14</b>	Turf	Popup Rotary
No Problem Found		
<b>15</b>	Shrubs	Drip
No Problem Found		

ControllerID	Controller Name	Make	Station Capacity	Stations Used
<b>G</b>	<b>Zone 7</b>	<b>Baseline</b>	<b>47 Stations</b>	<b>42 Stations</b>

**Valves/Stations:**

STN	Zone Type	Head Type	# of heads
<b>16</b>	Shrubs	Drip	
No Problem Found			
<b>21</b>	Turf	Popup Spray	
No Problem Found			
<b>23</b>	Turf	Popup Rotary	
No Problem Found			
<b>25</b>	Shrubs	Mix	
No Problem Found			
<b>28</b>	Shrubs	Drip	
No Problem Found			
<b>32</b>	Shrubs	Drip	
No Problem Found			
<b>41</b>	Shrubs	Drip	
No Problem Found			
<b>43</b>	Shrubs	Rotor	
No Problem Found			
<b>44</b>	Shrubs	Popup Rotary	
No Problem Found			
<b>47</b>	Shrubs	Rotor	
No Problem Found			



<b>Controller G Total Materials and Labor</b>	<b>\$5,000.00</b>
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# Evaluation Pricing Summary

## Controller Totals

Labor and Materials Recap

circle to approve

Controller	G	Zone 7	Stations:	Total
			Urgent	
			\$5,000.00	\$5,000.00
<b>Site Totals</b>			\$5,000.00	\$5,000.00

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: 3/17/2025

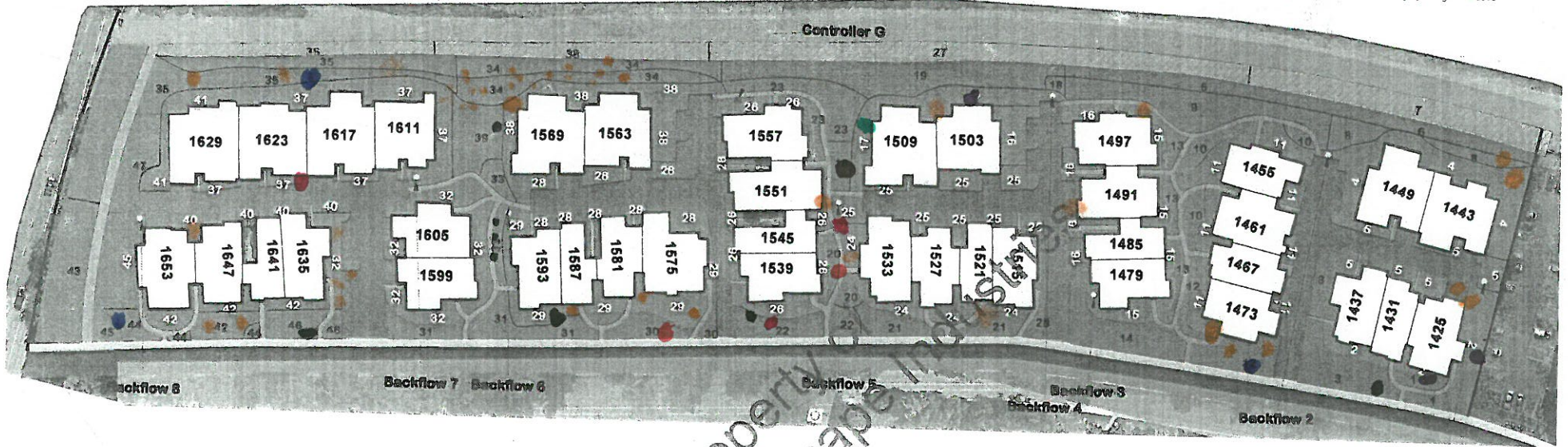
By:   
 Name: Courtenay Delfin  
 Title: President  
 Date: 4/2/2025

# Nepenthe Owners Association

## Zone 7—Controller G

# Irrigation Controller Map

5/1/2021



Backflow #1			Backflow #2			Backflow #3			Backflow #4			Backflow #5			Backflow #6			Backflow #7			Backflow #8		
#	Plant Type	Irrigation Type	#	Plant Type	Irrigation Type	#	Plant Type	Irrigation Type	#	Plant Type	Irrigation Type	#	Plant Type	Irrigation Type	#	Plant Type	Irrigation Type	#	Plant Type	Irrigation Type	#	Plant Type	Irrigation Type
1	Turf	PS	6	Turf	PS	12	Turf	PS	16	Shrub/GC	DrT	20	Turf	PS	28	Shrub/GC	DrT	34	Turf/Shrub	R	40	Shrub/GC	DrT
2	Shrub/GC	DrT	7*	Turf	PRN	13	Turf	PS	17	Shrub/GC	DrT	21	Turf	PS	29	Shrub/GC	DrT	35	Turf/Shrub	R	41	Shrub/GC	DrT
3	Turf	PS	8	Turf	PS	14	Turf	PRN	18	Turf	PS	22	Turf	PRN	30	Turf/Shrub	PRN	36*	Turf/Shrub	R	42	Shrub/GC	DrT
4	Shrub/GC	DrT	9	Turf	PRN	15	Shrub/GC	DrT	19	Turf	PRN	23	Turf	PS	31	Turf/Shrub	PRN	37	Shrub/GC	DrT	43	Shrub/GC	R
5	Shrub/GC	DrT	10	Turf	PRN				24	Shrub/GC	DrT	24	Shrub/GC	DrT	32	Shrub/GC	DrT	38*	Shrub/GC	DrT	44	Shrub/GC	PRN
			11	Shrub/GC	DrT				25	Shrub/GC	DrT	25	Shrub/GC	DrT	33	Shrub/GC	PS	39	Shrub/GC	PRN	45	Turf/Shrub	PS
									26	Shrub/GC	DrT	26	Shrub/GC	DrT							46	Shrub/GC	PRN
									27*	Turf	PRN										47	Shrub/GC	R

\* removed 3/2021

Legend							
○	Backflow	PS	Popup Spray	R	Rotor	DrT	Inline Driptube
●	Controller G	PRN	Popup Rotary Nozzle			DrE	Drip Emitter

zone 7

