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## Irrigation Evaluation and Repair Proposal

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3/24/2025

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

3/24/2025

## Irrigation Controller:

Commons Dr. - 1131

ControllerID	Controller Name	Make	Model	Station Capacity	Stations Used
<b>A</b>	<b>Battery Controllers</b>	<b>K-Rain</b>		<b>13 Stations</b>	<b>13 Stations</b>

Controller is in good working condition

## Backflow Prevention Device(s):

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

<b>5</b>	Shrubs	Netafim (Drip)	
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.			
<b>9</b>	Turf	Popup Rotary	
Replace broken fitting below 1 sprinkler head.			
<b>11</b>	Shrubs	Netafim (Drip)	Replace 6" Box
Replace 1 square broken valve box(es).			

### No Repairs Needed

<b>1</b>	Shrubs	Netafim (Drip)	
No Problem Found			
<b>2</b>	Turf	Popup Rotary	
No Problem Found			
<b>3</b>	Shrubs	Netafim (Drip)	
No Problem Found			
<b>4</b>	Turf	Popup Rotary	
No Problem Found			
<b>6</b>	Shrubs	Netafim (Drip)	
No Problem Found			
<b>7</b>	Shrubs	Netafim (Drip)	
No Problem Found			
<b>8</b>	Shrubs	Netafim (Drip)	
No Problem Found			
<b>10</b>	Shrubs	Netafim (Drip)	
No Problem Found			

ControllerID	Controller Name	Make	Model	Station Capacity	Stations Used
<b>A</b>	<b>Battery Controllers</b>	<b>K-Rain</b>		<b>13 Stations</b>	<b>13 Stations</b>

**Valves/Stations:**

STN	Zone Type	Head Type	# of heads
<b>12</b>	Trees	Netafim (Drip)	
No Problem Found			
<b>13</b>	Shrubs	Netafim (Drip)	
No Problem Found			



<b>Controller A Total Materials and Labor</b>				<b>\$495.00</b>
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# Evaluation Pricing Summary

## Controller Totals

Labor and Materials Recap

circle to approve

	<b>Stations:</b>	<b>Total</b>
	<b>Urgent</b>	
<b>Battery Controllers Zones 1 - 7</b>	\$495.00	\$495.00
<b>Site Totals</b>	\$495.00	\$495.00

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: 3/24/2025

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

# Nepenthe Owners Association

## Battery Controllers

## Battery Controllers Map

Zones 1-7

5/20/2021



### Battery Controls

1. S-N
2. T-P
3. S-N
4. T-P
5. S-N
6. S-N
7. S-N
8. S-N
9. ST. 1 & 2 T-R
10. S-N
11. S-N
12. S-N
13. S-N

- broken 6" box
- broken fittings
- broken netatin line



