



Irrigation Evaluation and Repair Proposal

3/13/2025

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

3/13/2025

Irrigation Controller:

Commons Dr. - 1131

ControllerID	Controller Name	Make	Station Capacity	Stations Used
E	Zone 5	Baseline	92 Stations	92 Stations

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
-----	------	------	-----------	------------

Urgent Repairs Needed

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

- | | | | | |
|--|--------|--------------|-----------------------------------|--|
| 1 | Shrubs | Mix | 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). | | | | |
| 2 | Mix | Popup Rotary | NOZZLE IS NOT ROTATING | |
| Replace 1 broken nozzle. | | | | |
| 3 | Turf | Popup Rotary | | |
| Straighten, raise and/or move 1 sprinkler head to proper grade. | | | | |
| 5 | Mix | Popup Rotary | | |
| Replace 5 broken nozzles.
Replace 1 leaking sprinkler head.
Replace 5 broken nozzles. | | | | |
| 11 | Shrubs | Mix | | |
| Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. | | | | |
| 12 | Mix | Rotor | | |
| Repair 1 broken lateral line in root infested area. | | | | |
| 13 | Shrubs | Drip | | |
| Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. | | | | |
| 14 | Shrubs | Drip | REPLACE (1) BROKEN EMITTER | |
| 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
E	Zone 5	Baseline	92 Stations	92 Stations

Valves/Stations:

STN	Zone Type	Head Type	# of heads
15	Mix	Popup Rotary	
<p>Replace 1 broken sprinkler. Add 1 sprinkler head. Replace 2 broken nozzles.</p>			
16	Shrubs	Mix	
<p>Replace broken fitting below 1 sprinkler head.</p>			
18	Mix	Popup Rotary	REPLACE (1) LEAKING ROTOR
<p>Rotor is not rotating and needs to be replaced.</p>			
19	Mix	Popup Rotary	
<p>Add 1 sprinkler head in root infested area. Replace 1 broken nozzle.</p>			
20	Shrubs	Mix	
<p>Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.</p>			
22	Shrubs	Popup Spray	
<p>Add 1 sprinkler head in root infested area. Replace 1 broken nozzle.</p>			
23	Turf	Popup Spray	
<p>Replace 1 broken nozzle.</p>			
25	Shrubs	Drip	ROOT INFESTED AREA
<p>Move 1 sprinkler head. 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>			
26	Mix	Popup Rotary	
<p>Add 2 sprinkler heads. Replace 2 broken nozzles.</p>			
28	Shrubs	Mix	
<p>Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.</p>			
30	Mix	Popup Rotary	REPLACE (3) BROKEN EMITTERS
<p>Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. Move 1 sprinkler head. Rotor is not rotating and needs to be replaced.</p>			

ControllerID	Controller Name	Make	Station Capacity	Stations Used
E	Zone 5	Baseline	92 Stations	92 Stations

Valves/Stations:

STN	Zone Type	Head Type	# of heads
31	Shrubs	Drip	REPLACE 6" BOX
<p>Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.</p> <p>Replace square broken valve box(es).</p>			
32	Mix	Mix	MOVE (1) ROTOR IN ROOT INFESTED AREA
<p>Move 1 sprinkler head.</p> <p>Replace 2 broken nozzles.</p>			
33	Shrubs	Mix	BROKEN EMITTER
<p>Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.</p>			
34	Mix	Mix	
<p>Replace 1 broken nozzle.</p> <p>Replace 1 broken sprinkler.</p>			
36	Shrubs	Popup Spray	REPLACE 1804 FOR 1806
<p>Replace 1 leaking sprinkler head.</p> <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>			
37	Trees	Popup Spray	REPLACE 1806 FOR 1812
<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> <p>Replace broken fitting below 1 sprinkler head in root infested area.</p>			
38	Shrubs	Drip	
<p>Replace broken fittings below 2 sprinkler heads.</p>			
39	Shrubs	Drip	
<p>Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.</p>			
40	Mix	Popup Spray	REPLACE (2) 1806 FOR 1812
<p>Add 1 sprinkler head in root infested area.</p> <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>			
41	Shrubs	Mix	
<p>Repair 1 broken lateral line in root infested area.</p> <p>Add 1 sprinkler head.</p> <p>Move 1 sprinkler head.</p> <p>Replace 2 broken nozzles.</p>			
42	Shrubs	Drip	
<p>Replace broken fitting below 1 sprinkler head in root infested area.</p>			

ControllerID	Controller Name	Make	Station Capacity	Stations Used
E	Zone 5	Baseline	92 Stations	92 Stations

Valves/Stations:

STN	Zone Type	Head Type	# of heads
43	Mix	Mix	
Add 1 sprinkler head in root infested area.			
51	Shrubs	Drip	
Replace broken fitting below 1 sprinkler head.			
52	Turf	Popup Rotary	
Replace 1 broken nozzle.			
53	Mix	Popup Rotary	NOZZLES ARE NOT ROTATING
Replace 1 broken sprinkler. Replace 6 broken nozzles.			
55	Mix	Popup Spray	
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 1 broken nozzle.			
56	Shrubs	Popup Rotary	REPLACE R/B NOZZLES FOR ROTARY
Replace 3 broken nozzles.			
57	Shrubs	Drip	BROKEN EMITTER
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.			
58	Shrubs	Mix	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).			
61	Shrubs	Drip	
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.			
62	Shrubs	Drip	
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.			
63	Turf	Popup Spray	
Replace 1 leaking sprinkler head.			
64	Shrubs	Drip	BROKEN EMITTERS
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.			
65	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
E	Zone 5	Baseline	92 Stations	92 Stations

Valves/Stations:

STN	Zone Type	Head Type	# of heads
66	Shrubs	Drip	
<p>Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.</p> <p>Repair 1 broken lateral line</p>			
67	Mix	Popup Spray	
<p>Replace 1 leaking sprinkler head.</p>			
68	Mix	Popup Rotary	
<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>			
69	Mix	Popup Spray	
<p>Replace 1 leaking sprinkler head.</p>			
70	Mix	Popup Rotary	NOZZLES NOT ROTATING
<p>Replace 2 broken nozzles.</p>			
71	Mix	Popup Spray	
<p>Replace 1 leaking sprinkler head.</p>			
72	Turf	Popup Rotary	NOZZLE IS NOT ROTATING
<p>Replace broken fitting below 1 sprinkler head.</p> <p>Replace 1 broken nozzle.</p>			
73	Shrubs	Mix	
<p>Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.</p>			
75	Shrubs	Drip	
<p>Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.</p>			
76	Shrubs	Drip	
<p>Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.</p>			
78	Mix	Popup Spray	
<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>			
79	Mix	Popup Rotary	
<p>Replace 2 broken nozzles.</p>			
82	Mix	Popup Spray	
<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>			

ControllerID	Controller Name	Make	Station Capacity	Stations Used
E	Zone 5	Baseline	92 Stations	92 Stations

Valves/Stations:

STN	Zone Type	Head Type	# of heads
83	Turf	Popup Spray	
Replace 2 broken nozzles.			
84	Mix	Popup Spray	NOZZLES ARE NOT ROTATING
Replace 1 leaking sprinkler head. Replace 2 broken nozzles.			
85	Mix	Popup Spray	NOZZLE IS NOT ROTATING
Repair 1 broken lateral line in root infested area. Replace 1 leaking sprinkler head. Replace 1 broken nozzle.			
87	Shrubs	Drip	
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.			
91	Shrubs	Drip	
Replace broken fitting below 1 sprinkler head in root infested area.			
92	Shrubs	Drip	
Repair 1 broken lateral line in root infested area.			

No Repairs Needed

4	Shrubs	Mix	
No Problem Found			
6	Shrubs	Mix	
No Problem Found			
7	Shrubs	Mix	
No Problem Found			
8	Mix	Popup Spray	
No Problem Found			
9	Shrubs	Mix	
No Problem Found			
10	Turf	Popup Rotary	
No Problem Found			
17	Shrubs	Mix	
No Problem Found			
21	Shrubs	Mix	
No Problem Found			

ControllerID	Controller Name	Make	Station Capacity	Stations Used
E	Zone 5	Baseline	92 Stations	92 Stations

Valves/Stations:

STN	Zone Type	Head Type	# of heads
24	Shrubs	Drip	
No Problem Found			
27	Mix	Popup Rotary	
No Problem Found			
29	Shrubs	Mix	
No Problem Found			
35	Mix	Popup Rotary	
No Problem Found			
44	Shrubs	Mix	
No Problem Found			
45	Turf	Popup Spray	
No Problem Found			
46	Turf	Popup Spray	
No Problem Found			
47	Shrubs	Drip	
No Problem Found			
48	Shrubs	Mix	
No Problem Found			
49	Mix	Popup Rotary	
No Problem Found			
50	Shrubs	Drip	
No Problem Found			
54	Shrubs	Drip	
No Problem Found			
59	Shrubs	Drip	
No Problem Found			
60	Mix	Popup Rotary	
No Problem Found			
74	Shrubs	Mix	
No Problem Found			
77	Mix	Popup Spray	
No Problem Found			

ControllerID	Controller Name	Make	Station Capacity	Stations Used
E	Zone 5	Baseline	92 Stations	92 Stations

Valves/Stations:

STN	Zone Type	Head Type	# of heads
80	Shrubs	Drip	
No Problem Found			
81	Shrubs	Drip	
No Problem Found			
86	Shrubs	Drip	
No Problem Found			
88	Turf	Popup Spray	
No Problem Found			
89	Mix	Popup Spray	
No Problem Found			
90	Mix	Popup Spray	
No Problem Found			



Controller E Total Materials and Labor	\$10,405.00
---	--------------------

Evaluation Pricing Summary

Controller Totals

Labor and Materials Recap

circle to approve

Controller	E	Zone 5	Stations: Urgent	Total
			\$10,405.00	\$10,405.00
Site Totals			\$10,405.00	\$10,405.00

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

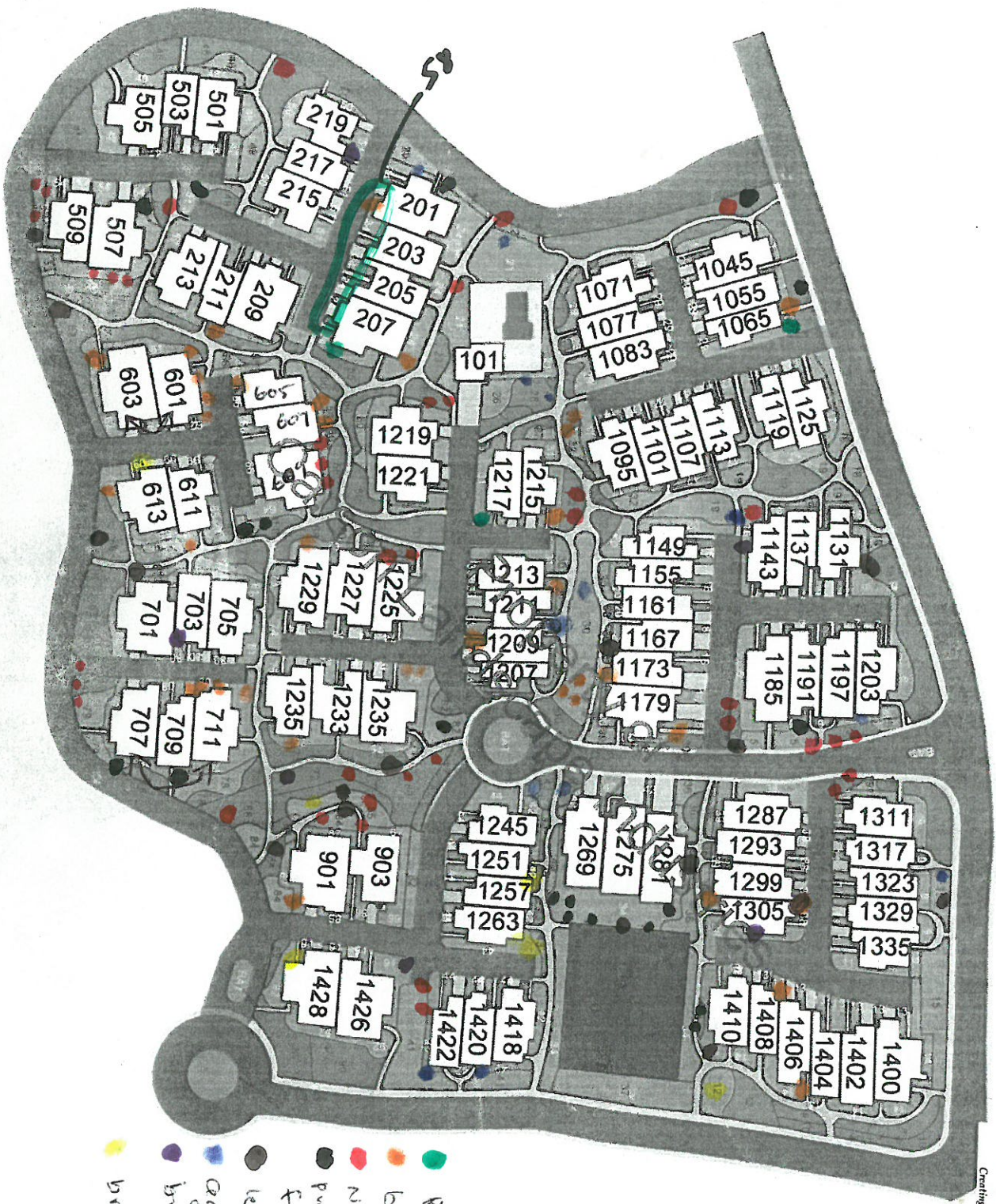
By: Oscar Lopez (By GO)
 Name: Oscar Lopez
 Title: Account Manager
 Date: 3/13/2025

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



Nepenthe Owners Association
Zone 5—Controller E

Irrigation Controller Map
12/1/2021

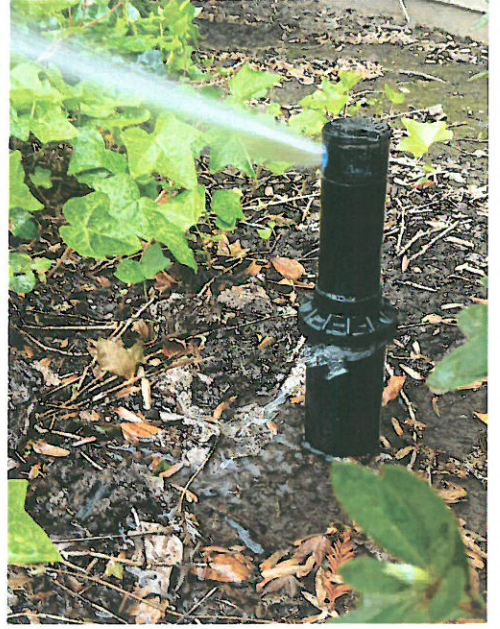


- Replace 6" box
- broken pipe or broken line
- valves not working
- proper grade or replace for taller sprinkler
- leaking sprinkler
- add 1 sprinkler or move
- broken fitting
- broken lateral line

Zone 5



Zone J



2018 >

