



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 |
|--------------|-----------------|----------|------------------|---------------|
| F | Zone 6 | Baseline | 82 Stations | 82 Stations |

Controller is in good working condition

Backflow Prevention Device(s):

| ID | Location/Description | Make | Size | Use |
|----|----------------------|-------|--------|------------|
| 1 | 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

- | | | | | |
|--|--------|-------------|--|----------------|
| 2 | Mix | Popup Spray | | |
| Replace 1 leaking sprinkler head. | | | | |
| 3 | Mix | Popup Spray | | |
| Replace 1 leaking sprinkler head. | | | | |
| 5 | Shrubs | Drip | | |
| Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. | | | | |
| 7 | Shrubs | Drip | | |
| Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. | | | | |
| 10 | Shrubs | Drip | | |
| Repair 2 broken lateral lines in root infested area. | | | | |
| 11 | Mix | Popup Spray | | |
| Replace 1 leaking 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. | | | | |
| Move 1 sprinkler head. | | | | |
| Replace 1 broken nozzle. | | | | |
| 12 | Shrubs | Mix | | |
| Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. | | | | |
| 13 | 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). | | | | |

| ControllerID | Controller Name | Make | Station Capacity | Stations Used |
|--------------|-----------------|-----------------|--------------------|--------------------|
| F | Zone 6 | Baseline | 82 Stations | 82 Stations |

Valves/Stations:

| STN | Zone Type | Head Type | # of heads |
|---|---------------|---------------------|------------|
| 15 | Mix | Popup Spray | |
| Replace 1 leaking sprinkler head. | | | |
| 16 | Mix | Popup Rotary | |
| Move 1 sprinkler head. Add 1 sprinkler head. Straighten, raise and/or move 1 sprinkler head to proper grade. Replace 1 broken nozzle. | | | |
| 17 | Shrubs | Mix | |
| Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. | | | |
| 19 | Shrubs | Drip | |
| Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. | | | |
| 20 | Turf | Popup Rotary | |
| Straighten, raise and/or move 1 sprinkler head to proper grade. Replace 1 broken nozzle. | | | |
| 22 | Turf | Popup Rotary | |
| Move 1 sprinkler head. Repair 1 broken lateral line in root infested area. | | | |
| 26 | Mix | Popup Spray | |
| Straighten, raise and/or move 2 sprinkler heads to proper grade. Replace broken fitting below 1 sprinkler head. | | | |
| 27 | Shrubs | Drip | |
| Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. | | | |
| 29 | Turf | Popup Spray | |
| Move 1 sprinkler head. 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. | | | |
| 31 | Mix | Popup Spray | |
| Replace 2 broken nozzles. Replace 2 leaking sprinkler heads. 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. | | | |

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

| STN | Zone Type | Head Type | # of heads |
|--|-----------|-------------|----------------|
| 33 | Mix | Popup Spray | |
| <p>Replace 2 broken nozzles.</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> | | | |
| 34 | Mix | Popup Spray | |
| <p>Add 1 sprinkler head.</p> <p>Replace 4 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> | | | |
| 35 | Mix | Popup Spray | |
| <p>Replace 1 leaking sprinkler head.</p> <p>Replace 1 broken nozzle.</p> | | | |
| 37 | Shrubs | Drip | |
| <p>Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.</p> | | | |
| 39 | Mix | Popup Spray | |
| <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> | | | |
| 40 | Shrubs | Mix | |
| <p>Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.</p> | | | |
| 44 | Turf | Popup Spray | |
| <p>Add 1 sprinkler head in root infested area.</p> <p>Move 1 sprinkler head.</p> <p>Replace broken fitting below 1 sprinkler head in root infested area.</p> | | | |
| 45 | Mix | Popup Spray | |
| <p>Replace 2 leaking sprinkler heads.</p> | | | |
| 47 | Shrubs | Mix | Replace 6" Box |
| <p>Replace 1 square broken valve box(es).</p> | | | |
| 50 | Turf | Popup Spray | |
| <p>Add 1 sprinkler head.</p> <p>Replace 1 broken sprinkler.</p> <p>Replace 1 broken nozzle.</p> | | | |
| 51 | Mix | Popup Spray | |
| <p>Replace 1 leaking sprinkler head.</p> | | | |

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

| STN | Zone Type | Head Type | # of heads |
|--|-----------|--------------|----------------|
| 52 | Mix | Popup Spray | |
| 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. | | | |
| 53 | Mix | Popup Spray | Replace 6" Box |
| 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. Add 1 sprinkler head. Replace 1 square broken valve box(es). | | | |
| 54 | Mix | Popup Spray | |
| 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. | | | |
| 62 | Mix | Popup Rotary | |
| Add 1 sprinkler head in root infested area. | | | |
| 64 | Mix | Popup Rotary | |
| 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. Add 1 sprinkler head. | | | |
| 65 | 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). | | | |
| 66 | Mix | Popup Rotary | |
| Add 1 sprinkler head. | | | |
| 68 | Mix | Popup Spray | |
| Add 1 sprinkler head. | | | |
| 69 | Mix | Popup Spray | |
| Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. | | | |
| 70 | Turf | Popup Spray | |
| Repair 1 broken lateral line 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. | | | |
| 72 | Shrubs | Drip | |
| Repair 1 broken lateral line in root infested area. | | | |
| 73 | 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. | | | |

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|--------------|-----------------|-----------------|--------------------|--------------------|
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Valves/Stations:

| STN | Zone Type | Head Type | # of heads |
|--|-----------|-------------|------------|
| 74 | Shrubs | Drip | |
| Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. | | | |
| 75 | Mix | Mix | |
| Replace 1 broken nozzle. Replace 1 leaking sprinkler head. | | | |
| 76 | Mix | Popup Spray | |
| Repair 1 broken lateral line Add 2 sprinkler heads. 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. Replace 1 broken nozzle. | | | |
| 78 | Turf | Popup Spray | |
| Straighten, raise and/or move 1 sprinkler head to proper grade. Add 1 sprinkler head. | | | |
| 79 | Turf | Popup Spray | |
| Straighten, raise and/or move 1 sprinkler head to proper grade. Add 1 sprinkler head. | | | |
| 82 | Shrubs | Mix | |
| Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. | | | |

Recommended Repairs

Recommended repairs will improve irrigation coverage and reduce water waste

| | |
|-----------|----------|
| 60 | Not Used |
| 61 | Not Used |

No Repairs Needed

| | | |
|------------------|--------|-------------|
| 1 | Turf | Popup Spray |
| No Problem Found | | |
| 4 | Turf | Popup Spray |
| No Problem Found | | |
| 6 | Shrubs | Drip |
| No Problem Found | | |
| 8 | Shrubs | Drip |
| No Problem Found | | |

| ControllerID | Controller Name | Make | Station Capacity | Stations Used |
|--------------|-----------------|-----------------|--------------------|--------------------|
| F | Zone 6 | Baseline | 82 Stations | 82 Stations |

Valves/Stations:

| STN | Zone Type | Head Type | # of heads |
|------------------|-----------|--------------|------------|
| 9 | Mix | Popup Spray | |
| No Problem Found | | | |
| 14 | Shrubs | Drip | |
| No Problem Found | | | |
| 18 | Mix | Popup Rotary | |
| No Problem Found | | | |
| 21 | Mix | Popup Spray | |
| No Problem Found | | | |
| 23 | Shrubs | Drip | |
| No Problem Found | | | |
| 24 | Shrubs | Drip | |
| No Problem Found | | | |
| 25 | Shrubs | Mix | |
| No Problem Found | | | |
| 28 | Shrubs | Drip | |
| No Problem Found | | | |
| 30 | Shrubs | Drip | |
| No Problem Found | | | |
| 32 | Shrubs | Mix | |
| No Problem Found | | | |
| 36 | Shrubs | Drip | |
| No Problem Found | | | |
| 38 | Mix | Popup Spray | |
| No Problem Found | | | |
| 41 | Shrubs | Drip | |
| No Problem Found | | | |
| 42 | Turf | Popup Spray | |
| No Problem Found | | | |
| 43 | Shrubs | Mix | |
| No Problem Found | | | |
| 48 | Mix | Rotor | |
| No Problem Found | | | |

| ControllerID | Controller Name | Make | Station Capacity | Stations Used |
|--------------|-----------------|-----------------|--------------------|--------------------|
| F | Zone 6 | Baseline | 82 Stations | 82 Stations |

Valves/Stations:

| STN | Zone Type | Head Type | # of heads |
|------------------|-----------|--------------|------------|
| 49 | Shrubs | Drip | |
| No Problem Found | | | |
| 55 | Shrubs | Drip | |
| No Problem Found | | | |
| 56 | Shrubs | Drip | |
| No Problem Found | | | |
| 57 | Shrubs | Popup Rotary | |
| No Problem Found | | | |
| 58 | Shrubs | Popup Rotary | |
| No Problem Found | | | |
| 59 | Shrubs | Drip | |
| No Problem Found | | | |
| 63 | Mix | Popup Spray | |
| No Problem Found | | | |
| 67 | Shrubs | Drip | |
| No Problem Found | | | |
| 71 | Mix | Popup Spray | |
| No Problem Found | | | |
| 77 | Mix | Popup Spray | |
| No Problem Found | | | |
| 80 | Shrubs | Mix | |
| No Problem Found | | | |
| 81 | Shrubs | Mix | |
| No Problem Found | | | |



| | |
|---|-------------------|
| Controller F Total Materials and Labor | \$9,535.00 |
|---|-------------------|

Evaluation Pricing Summary

Controller Totals

Labor and Materials Recap

circle to approve

| Controller | F | Zone 6 | Stations: | Total |
|--------------------|---|--------|------------|------------|
| | | | Urgent | |
| | | | \$9,535.00 | \$9,535.00 |
| Site Totals | | | \$9,535.00 | \$9,535.00 |

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 6—Controller F

Irrigation Controller Map

12/1/2021



- broken drip or Netatin line
- broken lateral line
- nozzles not rotating
- add or move sprinkler
- proper grade or replace for Toller sprinkler
- leaking or broken sprinkler
- broken box



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