



Irrigation Evaluation and Repair Proposal

3/7/2025

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

3/7/2025

Irrigation Controller:

Commons Dr. - 1131

ControllerID	Controller Name	Make	Station Capacity	Stations Used
D	Controller D	Baseline	54 Stations	54 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 BACKFLOW BLANKETS 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

- | | | | | |
|--|--------|--------------|--|--|
| 2 | Mix | Popup Rotary | NOZZLE NOT ROTATING | |
| Replace 1 broken nozzle.
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. | | | | |
| 5 | Mix | Popup Rotary | | |
| Add 1 sprinkler head in root infested area. | | | | |
| 7 | Shrubs | Mix | REPLACE 6" BOX | |
| Replace 1 square broken valve box(es). | | | | |
| 10 | Mix | Popup Spray | BROKEN EMITTER | |
| Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. | | | | |
| 12 | Shrubs | Mix | | |
| Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. | | | | |
| 13 | Shrubs | Popup Rotary | | |
| Repair 1 broken lateral line in root infested area.
Add 1 sprinkler head in root infested area. | | | | |
| 17 | Shrubs | Mix | | |
| Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added. | | | | |
| 19 | Mix | Popup Rotary | | |
| Replace 1 broken nozzle. | | | | |
| 21 | Mix | Popup Rotary | REPLACE RAINBIRD NOZZLES FOR ROTARY | |
| Add 1 sprinkler head in root infested area.
Replace 2 broken nozzles. | | | | |

ControllerID	Controller Name	Make	Station Capacity	Stations Used
D	Controller D	Baseline	54 Stations	54 Stations

Valves/Stations:

STN	Zone Type	Head Type	# of heads
22	Shrubs	Mix	
Replace broken fitting below 1 sprinkler head in root infested area.			
24	Shrubs	Mix	
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.			
25	Mix	Popup Rotary	REPLACE RAINBIRD NOZZLE FOR ROTARY NOZZLE
Replace 1 broken nozzle.			
28	Shrubs	Mix	
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.			
29	Shrubs	Popup Spray	
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.			
31	Mix	Popup Spray	
Repair 1 broken lateral line in root infested area.			
34	Shrubs	Mix	
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.			
35	Mix	Popup Spray	NOZZLE IS NOT ROTATING
Replace 1 leaking sprinkler head. Replace 1 broken nozzle.			
36	Shrubs	Mix	
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.			
38	Mix	Popup Rotary	NOZZLES NOT ROTATING
Add 1 sprinkler head in root infested area. Replace 2 broken nozzles.			
39	Mix	Popup Spray	
Replace 4 broken nozzles. Replace broken fitting below 1 sprinkler head.			
41	Shrubs	Mix	
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
D	Controller D	Baseline	54 Stations	54 Stations

Valves/Stations:

STN	Zone Type	Head Type	# of heads
45	Mix	Popup Rotary	NOZZLE IS NOT ROTATING
Add 3 sprinkler heads in root infested area. Replace 1 leaking sprinkler head. Replace 1 broken nozzle.			
47	Mix	Popup Rotary	
Add 1 sprinkler head in root infested area. Replace 1 broken nozzle.			
49	Shrubs	Mix	
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.			
50	Shrubs	Mix	
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.			
52	Shrubs	Mix	(1) FLUSH VALVE IS LEAKING
Repair the drip irrigation system. It has broken lines, tubing, and/or more emitters need to be added.			
53	Mix	Mix	MOVE (1) ROTOR
Replace 1 broken sprinkler. Move 1 sprinkler head.			
54	Mix	Mix	
Replace 3 broken nozzles. Replace 3 leaking sprinkler heads.			

Recommended Repairs

Recommended repairs will improve irrigation coverage and reduce water waste

4	Not Used		
15	Not Used		
44	Shrubs	Mix	REPLACE 6" BOX
Replace 3 leaking sprinkler heads.			

No Repairs Needed

1	Shrubs	Mix	
No Problem Found			
3	Shrubs	Mix	
No Problem Found			
6	Turf	Popup Rotary	
No Problem Found			

ControllerID	Controller Name	Make	Station Capacity	Stations Used
D	Controller D	Baseline	54 Stations	54 Stations

Valves/Stations:

STN	Zone Type	Head Type	# of heads
8	Shrubs	Mix	
No Problem Found			
9	Mix	Popup Spray	
No Problem Found			
11	Shrubs	Mix	
No Problem Found			
14	Shrubs	Mix	
No Problem Found			
16	Shrubs	Mix	
No Problem Found			
18	Mix	Popup Rotary	
No Problem Found			
20	Turf	Popup Spray	
No Problem Found			
23	Shrubs	Mix	
No Problem Found			
26	Shrubs	Mix	
No Problem Found			
27	Mix	Popup Rotary	
No Problem Found			
30	Shrubs	Mix	
No Problem Found			
32	Mix	Popup Spray	
No Problem Found			
33	Turf	Mix	
No Problem Found			
37	Shrubs	Mix	
No Problem Found			
40	Shrubs	Mix	
No Problem Found			
42	Mix	Popup Rotary	
No Problem Found			

ControllerID	Controller Name	Make	Station Capacity	Stations Used
D	Controller D	Baseline	54 Stations	54 Stations

Valves/Stations:

STN	Zone Type	Head Type	# of heads
43	Shrubs	Mix	
No Problem Found			
46	Shrubs	Mix	
No Problem Found			
48	Shrubs	Mix	
No Problem Found			
51	Shrubs	Mix	
No Problem Found			



Controller D Total Materials and Labor			\$6,410.00
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Evaluation Pricing Summary

Controller Totals

Labor and Materials Recap

circle to approve

Controller	D	Stations:		Total
		Urgent		
		\$6,410.00		\$6,410.00
Site Totals		\$6,410.00		\$6,410.00

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:

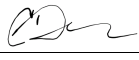
Carson Landscape Industries

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 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: 3/7/2025

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

Nepenthe Owners Association

Zone 4—Controller D

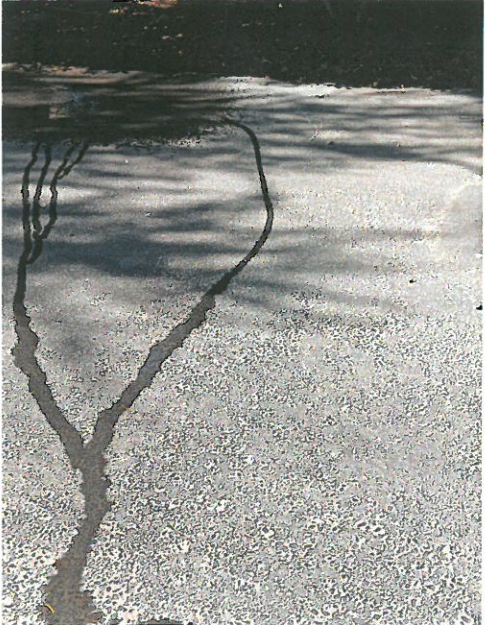
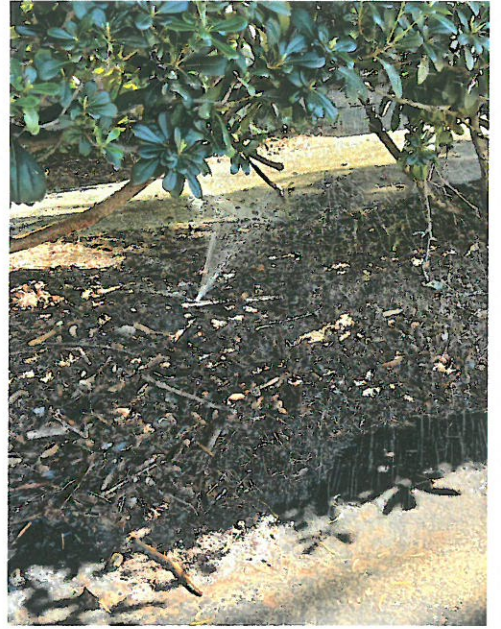
Irrigation Controller Map

12/1/2021



broken fitting

move sprinkler



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