



Irrigation Repairs

WO 1347565

Project Address: **Commons Dr. - 1131**
Project Name: **Nepenthe Association**
On-Site Location: **Zone 2 - See attached map and photos**

Carson Landscape Industries agrees to provide labor and materials to perform the following services.

Work Description

- Zone 2
 - Station #7 - Replace (2) leaking sprinklers
 - Station #11 - Repair (1) broken lateral line

Materials

- (2) 1806 PRS Pop-Up
- (2) MP Rotary Nozzles
- Misc. Irrigation Parts and Hardware

Total Labor and Materials:

\$325.00

TERMS: Payment in full is due upon completion of the work. 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 mentioned in this contract. All agreements must be in writing. Our workers are fully covered by workers compensation and our firm is covered by liability insurance. **This proposal may be withdrawn by us if not accepted within 30 days.**

Carson Landscape Industries and The Grove

Contractor's License No. 470283 & 1034968
9530 Elder Creek Rd.
Sacramento, CA 95829-9306
Tel: 916-856-5400 • Fax: 916-856-5410
Email: olopez@carson1975.com

Nepenthe Association
1131 Commons Drive
Sacramento, CA 95825
Tel: 916-929-8380
Email: mailto: Abigail.Helman@fsresidential.com

By: Oscar Lopez (by SS)

Name: Oscar Lopez

Title: Operations Manager

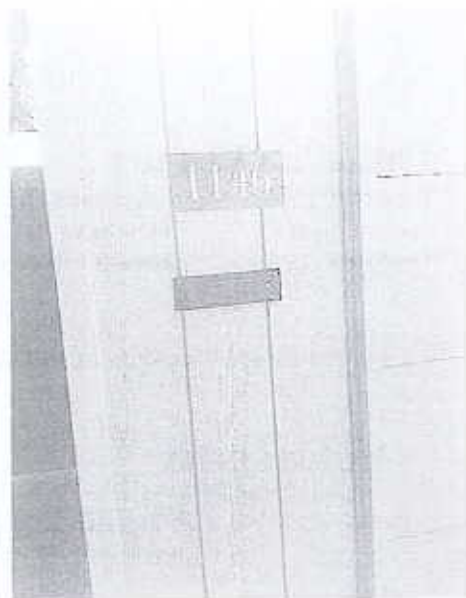
Date: 6/9/2026

By: 

Name: Abigail Helman

Title: GM

Date: 6/9/27



Handwritten text, possibly a signature or date, located at the bottom center of the page.

Gilberto N. 6/3/26 Oh
What did you find?
Proposal need it -

Nepenthe Association

Phone: 916-929-8380
Fax: 916-929-1773
Work Order #: 1347565

Unit/Common Area

Location: S108009- C 110-
1146 Vanderbilt Way, SACRAMENTO, CA 95825
Owner: MICHAEL ICHTERTZ
Unit Phone: 916-484-6424
Cell Phone:
Email: michael@holladay.net
Requested By
MICHAEL ICHTERTZ on: 5/31/2026 8:53:33 AM EST
916-484-6424

Details

Category: Sprinkler(s)
Mgmt. Staff:
Phone:
Fax:
Email:
Created On: 5/31/2026
Service Area:
Assign To:
Vendor: *FRANK CARSON LANDSCAPE &
MAINTENANCE INC., Fax: (916) 856-5410
Completed On:
Completed By:
Amount: \$0.00
Permission To
Enter: No

Requested Completion Date

Status	Priority	Progress Code
Open		Request Sent

Description

Work to be completed: Carson -

There is an issue with the sprinklers on the north side of my property at 1146 Vanderbilt Way. The system is running for an excessively long time and flooding the area.

As shown in the attached pictures, this overwatering is a waste of resources and has created standing water. This persistent moisture has directly led to a severe flying insect problem (flies, mosquitoes, etc.) around the outside of my house, including my patio.

I am requesting the following:

- Landscaping: Please have the landscaping team reduce the watering time for this zone and improve the drainage in the grassy section so it stops holding water.

Adjusting the watering schedule and treating the area will resolve both the flooding and the insect issue. Thank you.

Photos



st 11 1 block lat
st 7 Repl. 2 leak
spr.



Signature: _____

Print Name: _____

Date: _____

Mgr Signature: _____

Print Name: _____

Date: _____