



IRRIGATION/LIGHTING SYSTEMS INSPECTION REPORT

Date: _____

Irrigation

Lighting

P.O Box 83868 Phoenix, Arizona 85071
Office: 602-861-1144
Fax: 602-861-3144
Email: customerservice@qlmaz.com

Initial Biannual Other _____

Inspection performed by: _____

Start Time: _____ Stop Time: _____ Total: _____

PROPERTY ADDRESS:

Name
Address
City St Zip

CLIENT CONTACT INFO

Home
Cell
Email

It is the Homeowners responsibility to report, and request service for, any suspected malfunctions in between service dates. An inspection does not guarantee equipment will not fail at some point in the future. Please note that Goodman's Landscape Maintenance will not be held responsible for high water bills resulting from equipment failure in between service dates.

SECTION 1: IRRIGATION CONTROLLER(S)

<p>Timer #1 Type: Location on Property: # of Stations: Mfg Date:</p>	<p>Timer #2 Type: Location on Property: # of Stations: Mfg Date:</p>
<p><i>Proper installation & grounding are essential to avoid electrocution</i> Controller UL listed? <input type="checkbox"/> Yes <input type="checkbox"/> No Is the Controller connected to a Ground Fault Interrupter outlet (GFI)? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Weather exposure shortens Controller life</i> Is housing or enclosure securely anchored to wall? <input type="checkbox"/> Yes <input type="checkbox"/> No Does housing or enclosure provide adequate protection from elements? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>General Condition of Controller</i> Is the display screen functioning properly? <input type="checkbox"/> Yes <input type="checkbox"/> No Do the programming dials and/or buttons work? <input type="checkbox"/> Yes <input type="checkbox"/> No Is there a Zone legend in timer? <input type="checkbox"/> Yes <input type="checkbox"/> No Is it accurate? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Controllers on separate breakers have less chance of power failure</i> Controller connected to dedicated electrical breaker? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Different plant types require irrigation at different intervals</i> Does Controller have an adequate number of stations to accommodate property watering needs? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Repeating cycles decrease run off in areas where run off can be a problem. Controller should be capable of implementing a minimum of three start times per day</i> Does Controller have an adequate number of start times to accommodate property watering needs? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Controller should have programming capability for hours as well as minutes</i> Does Controller have programming for hours as well as minutes? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Electromagnetic frequencies (EMFs) can cause the Controller to malfunction</i> Is Controller installed at least 12ft from motors, air conditioners, or other electrical equipment emitting EMFs? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><i>Proper installation & grounding are essential to avoid electrocution</i> Controller UL listed? <input type="checkbox"/> Yes <input type="checkbox"/> No Is the Controller connected to a Ground Fault Interrupter outlet (GFI)? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Weather exposure shortens Controller life</i> Is housing or enclosure securely anchored to wall? <input type="checkbox"/> Yes <input type="checkbox"/> No Does housing or enclosure provide adequate protection from elements? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>General Condition of Controller</i> Is the display screen functioning properly? <input type="checkbox"/> Yes <input type="checkbox"/> No Do the programming dials and/or buttons work? <input type="checkbox"/> Yes <input type="checkbox"/> No Is there a Zone legend in timer? <input type="checkbox"/> Yes <input type="checkbox"/> No Is it accurate? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Controllers on separate breakers have less chance of power failure</i> Controller connected to dedicated electrical breaker? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Different plant types require irrigation at different intervals</i> Does Controller have an adequate number of stations to accommodate property watering needs? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Repeating cycles decrease run off in areas where run off can be a problem. Controller should be capable of implementing a minimum of three start times per day</i> Does Controller have an adequate number of start times to accommodate property watering needs? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Controller should have programming capability for hours as well as minutes</i> Does Controller have programming for minutes as well as hours? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Electromagnetic frequencies (EMFs) can cause the Controller to malfunction</i> Is Controller installed at least 12ft from motors, air conditioners, or other electrical equipment emitting EMFs? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

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#12 Gauge wire provides durability. Larger ground wire provides more safety for the user and the equipment

All primary wiring UL listed #12 gauge with #10 gauge ground? Yes No

110 volt wiring must not be exposed to the elements or the user

Is all primary wiring **above ground** installed in gray schedule 40 PVC electrical conduit, flexible metallic conduit, or electrical metallic conduit? Yes No

Conduit helps prevent the wire from being accidentally severed

All primary wiring installed **below ground should be installed in conduit per electrical code

UNLESS APPROVED BY HOMEOWNER **PRIOR** TO INSPECTION, NOT INCLUDED DUE TO EXPENSE

Smaller gauge, poorly insulated wire allows unidentifiable current leakage and early failure

Wiring UL listed, #16 or #18 gauge or thicker, all valves within 150 feet of controller? Yes No

Poor splices are the cause of most troubleshooting expense

Are connections made with water proof devices specifically designed for direct burial wire? Yes No

Are there splices placed in valve box? Yes No

Expansion coils allow for extra wire to make repairs

Are there expansion coils at wire connections? Yes No

SECTION 2 – BACKFLOW PREVENTION ASSEMBLIES - PRESSURE VACUUM BREAKER (PVB)

Pressure vacuum breaker assemblies provide backflow prevention at all connections with potable water supplies (interior water supply) according to county, municipal, or other applicable codes.

Is tap size at least 3/4"? Yes No

Does property have a PVB? Yes No

Is union installed within at least one foot of the PVB? Yes No

Is PVB installed 12 inches above highest point on irrigation system? Yes No

Are all valves installed **after** PVB? Yes No

Is PVB installed at least 12 inches away from wall? Yes No

Is PVB installed with copper pipe? Yes No

Is PVB installed independent of all other water systems i.e. water softener, pool, Jacuzzi, etc.? Yes No

SECTION 3 – MANUAL SHUT OFF VALVE

A manual shut-off valve should be installed between the potable water supply (interior water supply) and the backflow prevention unit (PVB). A manual shut-off valve allows installation and repair without interrupting flow to the house. A ball valve assembly is preferred.

Does property have a manual shut off valve? Yes No

Does property have a manual shut off valve for Irrigation System independent of other water systems? Yes No

Is the shut off valve located before or after PVB Before After

Does water meter stop when manual shut off valve is closed? Yes No

Is it a ball valve assembly? Yes No

Does ball valve open and close smoothly? Yes No

Are fittings and housing leak free? Yes No

SECTION 4 – IRRIGATION VALVES

Plastic valves deteriorate when exposed to direct sunlight. Brass valves are highly recommended when valves can not be installed below ground in valve boxes. As with all mechanical systems, valves have a limited life span, even when protected from the elements, & should be regularly inspected. One of the primary causes of high water usage is valve failure.

Are there any exposed above ground valves on property? Yes No

Locate all valve boxes, clean out and inspect valves, map valve box locations on property

Are solenoids corrosion free? Yes No

How many valves & location of valves on property?

Front yard – Qty _____ Location(s) _____

Side yard - Qty _____ Location(s) _____

Back yard - Qty _____ Location(s) _____

Are connections clean & tight? Yes No

Is the manifold leak free? Yes No

Did you flush the Y filters? Yes No

Are pressure reducers leak free? Yes No

Does valve wiring show damage of any sort? i.e. Rodent damage, non insulated wires? Yes No

Are all valves listed on Irrigation Controller legend? Yes No

SECTION 5 – DRIP LINES

Most of the water absorbing roots on a plant are located near the drip line (canopy edge of the plant). Emitters Located near the base of a plant are extremely difficult to check, and watering consistently near the base of a plant can encourage root girdling and potentially root rot.

- Are tree emitters located at drip line? Yes No
- Are there enough emitters to properly water trees? Yes No
- Are all tree emitters working (not clogged)? Yes No
- Do all plants have an emitter? Yes No
- Are all plant emitters located at drip line of plant? Yes No
- Are there enough emitters to mature plants? Yes No
- Are all plant emitters working (not clogged)? Yes No
- Are emitters homogenized throughout property? Yes No
- Is drip system visibly leak free (no above ground leaks visible)? Yes No
- Did you cap off emitters not currently serving plant material? Yes No
- Is all exposed poly line buried? Yes No

SECTION 6 – SPRINKLER SYSTEM (GRASS)

A lush, green, healthy lawn is the product of adequate sunlight, appropriate irrigation, head to head sprinkler coverage, and a routine fertilization schedule. Keeping your mechanics of your irrigation system in good working order, and making adjustments as needed greatly aids in the preventable lawn issues.

- Are all nozzles free of debris and spraying evenly? Yes No
- Are all lawn areas receiving head to head coverage? Yes No
- Did you minimize overspray where possible? Yes No
- Are all lawn heads level with soil? Yes No
- Are sprinklers homogenized throughout property? Yes No
- Is water pressure between 30 & 40 psi? Yes No

SECTION 7 – LOW VOLTAGE LANDSCAPE LIGHTING

Lighting systems are most efficient when 11 to 12 volts can be delivered to each fixture. Faulty wiring, overloaded Transformers, long wire runs and a number of other issues can lead to premature bulb burn out, wire melt downs and Transformer fires. NOTE: Off the shelf Malibu or similar lighting systems have shorter service life than Professional grade lighting systems. They will be identified on your report, but will not receive the inspection listed below as they tend to have extensive failure rates, and are not subject to Goodman’s standard warranty

- Dial timers tested and set to proper settings for the season? Yes No
- Photo cells tested and lenses cleaned? Yes No
- All fixtures properly staked or screwed in? Yes No
- Transformers properly anchored to wall? Yes No
- Transformer load tested for mfg recommended capacity? Yes No
- Bulbs replaced as needed? Yes No
- Fixture types – list quantity, brand or take pic if brand unknown, bulb type, wattage:

FRONT YARD

Spot lights: Qty _____	Brand _____	Bulb type _____	Wattage _____
Well lights: Qty _____	Brand _____	Bulb type _____	Wattage _____
Step lights: Qty _____	Brand _____	Bulb type _____	Wattage _____
Other: Qty _____	Brand _____	Bulb type _____	Wattage _____

SIDE YARD

Spot lights: Qty _____	Brand _____	Bulb type _____	Wattage _____
Well lights: Qty _____	Brand _____	Bulb type _____	Wattage _____
Step lights: Qty _____	Brand _____	Bulb type _____	Wattage _____
Other: Qty _____	Brand _____	Bulb type _____	Wattage _____

BACK YARD

Spot lights: Qty _____	Brand _____	Bulb type _____	Wattage _____
Well lights: Qty _____	Brand _____	Bulb type _____	Wattage _____
Step lights: Qty _____	Brand _____	Bulb type _____	Wattage _____

ADDITIONAL DETAILS REGARDING THIS INSPECTION, IF ANY, ARE LISTED ON NEXT PAGE

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Major repairs, if needed, will be submitted in writing for your approval prior to work being done. Please note that Goodman's Landscape Maintenance will not be held responsible for high water bills resulting from equipment failure in between service dates. It is the Homeowners responsibility to report, and request service for, any suspected malfunctions in between service dates. An inspection does not guarantee equipment will not fail at some point in the future.

Parts used: _____

\$75 Trip Charge, includes 1 st 15 mins on site	\$	75.00
Tech on site _____ hrs @ \$65 per man hour	\$	_____
Parts Total	\$	_____
Sub Total	\$	_____
Tax	\$	_____
Total Currently Due	\$	_____

Total Parts \$ _____

Customer Signature _____

Date _____

ESTIMATE FOR RECOMMENDED WORK

Prepared by: _____, Irrigation/Lighting Technician 602-861-1144

Informed Customer & Gave Estimate Amount – Date: _____

Customer Accepted, signature below / Customer Declined / Customer Will consider, follow up date: _____

Payment Terms:

Deposit due upon acceptance, balance due upon completion.

Charge to regular maintenance account, balance due on next billing cycle - regular maintenance and any additional charges will be billed prior to the end of the month and are due by the 10th of the following month. Conditions or restrictions on payment instruments shall have no effect. A late payment charge of 2% per month will be assessed on any unpaid balance after the due date. Customer agrees to pay reasonable associated fees and cost for collection of any unpaid balances in addition to late fees. In the event the collection of any unpaid balance is placed in the hands of an attorney, the court or a collection agency, customer shall also pay reasonable attorney, court or collection agency fees and costs.

PAYMENT ADDRESS: Goodman's Landscape Maintenance, LLC P.O. Box 83868 Phoenix, Arizona 85071

DISPUTES: Should there be an amount you dispute on your bill, the balance, less the disputed amount, remains due and payable by the due date.

PAYMENT INFORMATION

CHECK# _____
 CARD# _____ EXP: _____
 NAME AS IT APPEARS ON CARD: _____
 BILLING ADDRESS FOR CARD IF DIFFERENT THAN PROPERTY ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 Signature below authorizes Goodman's Landscape Maintenance, LLC to charge the card listed above for the deposit and total due upon completion amounts shown per the terms listed on this estimate.

SUBTOTAL	\$	_____
TAX	\$	_____
TOTAL	\$	_____
DEPOSIT	\$	_____
TOTAL DUE UPON COMPLETION	\$	_____

All work to be completed in a workmanlike manner according to standard practices. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our worker's are fully covered by Workman's Compensation Insurance.

Any alteration or deviation from the above specifications 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 made in writing. This proposal and contract is valid for up to thirty (30) days from the date above.

ACCEPTANCE: I hereby certify that I have the legal capacity and full authority to enter into this agreement with Goodman's Landscape Maintenance, LLC., hereinafter referred to as GLM. I hereby agree that during the time that GLM provides services to me under this contract and for a period of one hundred twenty (120) days thereafter, I will not hire or contract with any employee of GLM to perform the services or services similar to the services GLM is providing pursuant to this agreement. I agree that in addition to any damages, GLM shall be entitled to an injunction to prevent violation of this provision.

ACCEPTANCE SIGNATURE: _____ DATE _____

Since 1984 – Quality Work Backed By Experience & Integrity