

What is Included in the Annual Maintenance Program?

IRRIGATION SYSTEM TURN-ON MID APRIL - EARLY JUNE

1. Carefully pressurize all irrigation connections and underground lines.
2. Perform a visual inspection and service review of backflow components.
3. Systematically confirm operation of all zones using the irrigation controller to ensure electrical connectivity of field wiring and splices.
4. Perform a series of flow and pressure tests while actuating each zone in order to determine if any leaks exist.
5. Complete a thorough **4 Point Head Inspection** of each irrigation head.
6. All zones of drip irrigation or low flow irrigation shall be checked closely for leaks and even distribution of water, free from interruption.
7. The controller shall be correctly programmed, taking into consideration, the individual requirements of the plant material being watered, sunny versus shady areas, soil conditions, predicted weather, and local watering restrictions.
8. The rain sensor shall be tested for proper operation and adjusted as required. Wireless sensors shall be checked for uninterrupted radio communication between the transmitter and the receiver.
9. If the system employs a dedicated pump, it shall be assembled, lubricated and primed in accordance with the manufactures' recommendations.
10. Any back-up batteries in place shall be removed and replaced with new batteries.
11. All sediment filters shall be removed, inspected and cleaned or replaced as required.

IRRIGATION SYSTEM SHUT-DOWN EARLY OCTOBER – MID NOVEMBER

1. All residual water in piping shall be purged using a high volume compressor connected at each point of connection.
2. The backflow valve components shall be manually drained to ensure complete water removal.
3. All check valves and pressure regulating valves shall be drained appropriately.
4. If the system employs a dedicated pump, it shall be manually drained and winterized in accordance with manufactures' recommendations.
5. Any outdoor faucets connected to the irrigation system shall be drained and left open.
6. Upon completion of the winterization, all controllers shall be turned off for the winter.
7. Any system deficiencies malfunctions revealed during the system shut-down will be explicitly recorded and filed for specific attention at the next spring visit.

4 Point Head Inspection

1. Visual examination of the wiper seal to verify a leak free engagement.
2. The turret shall be checked for proper, even, uninterrupted rotation.
3. The internal arc adjustments and stops shall be tested and modified as required.
4. The nozzle shall be checked for proper stream break up, accurate range adjustment and cleanliness.

MID-SEASON CHECK-UP MID JULY – MID AUGUST

OR MONTHLY (4 VISITS THROUGHOUT SEASON)

1. Systematically confirm operation of all zones using the irrigation controller to ensure electrical connectivity of field wiring and splices.
2. Visually inspect the physical condition of the landscape indicating evidence of areas needing specific attention.
3. Perform a series of flow and pressure tests while actuating each zone in order to determine if any leaks exist.
4. Complete a thorough **4 Point Head Inspection** of each irrigation head.
5. All zones of drip irrigation or low flow irrigation shall be checked closely for leaks and even distribution of water, free from interruption.
6. The controller shall be correctly programmed, taking into consideration, plant material being watered, sunny versus shady areas, predicted weather, and local watering restrictions.
7. The rain sensor shall be tested for proper operation and adjusted as required. Wireless sensors shall be checked for uninterrupted radio communication between the transmitter and the receiver.
8. All sediment filters shall be removed, inspected, and cleaned or replaced as required.

WHAT'S NOT INCLUDED?

1. Any material required to complete any repairs on the irrigation system not covered by manufactures' warranty.
2. Cost related to service labor required beyond the scope identified within the turn-on, mid-season, or monthly check descriptions.

NOTES:

- Additional charges may apply to dedicated pump systems & additional points of connection(s).
- The warranty on each Corbett Irrigation installation is void unless enrollment in the Annual Maintenance Program occurs every year within the warranty period.
- Annual Maintenance payments can not be prorated or refunded after your turn on has been completed.
- If you sell your property within the irrigation season, we suggest you notify your real estate agent of this prepaid expense and notify us with the new homeowner information so we can transfer remaining prepaid services to their account.
- In order to take advantage of the Pre-Payment Discount, your payment must be received, in full, no later than 3/15/2011.