



## 1<sup>st</sup> Field Inspection Checklist

Property:

Date:

Using the professional landscape plan (Plan) created for the subject property, along with Water Returns’ Sustainable Landscape Plan Guidelines and Seven Principles of Xeriscape, the following items will be addressed during this first inspection:

Review Category	Explanation/Standard	Go/No Go	Comments
<b>Finished Grade</b>	Confirm grade is per Plan, especially drainage swales		
<b>Drainage</b>	Ensure drainage from roof downspouts is directed into cobble or other surface/material able to receive, disperse and redirect water into lot drainage pattern, which should slope away from home and off lot in manner consistent with original design. Depth and width of drainage swales should be of a size sufficient to handle on lot drainage as well as any from adjacent lots.		
<b>Soil Amendment</b>	Organic soil amendment NOT just “Top Soil” Written evidence of delivery of proper amount Minimum:       4 cu yds per 1000 sf of sod/turf 2 cu yds per 1000 sf of native grass 2:1 ratio in tree/shrub holes		
<b>Designated Walls</b>	Inspect any landscape walls that impact the Finished Grade or have an impact on project logistics/schedule. Inside of walls should have landscape fabric or road base placed between it and backfilled dirt. Walls over 4-feet are required to be engineer designed and city approved.		
<b>Layout of Major Areas</b>	Physically delineate outline of major areas, e.g. planting beds, turf, native grass, drainage swales.		
<b>Irrigation Plan</b>	Cross reference irrigation plan with construction completed to date and delineation of major areas; identify and address any effect on irrigation plan.		

A Green Legacies [non-profit] Sustainable Program

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## 2<sup>nd</sup> Field Inspection Checklist

Property:

Date:

Using the professional landscape plan (Plan) created for the subject property, along with Water Returns' Sustainable Landscape Plan Guidelines and Seven Principles of Xeriscape, the following items will be addressed during this second inspection:

<b>Review Category</b>	<b>Explanation/Standard</b>	<b>Go/No Go</b>	<b>Comments/Notes</b>
<b>Plant Condition</b>	Proper size and type per Plan; indicators of health or stress		
<b>Plant Location</b>	Physically designate location of trees and shrubs on ground in accordance with Plan. Minimize/avoid placing in path of spray/rotor irrigation. Take grade into account.		
<b>Landscape Fabric</b>	Proper fabric type and installation in rock mulch areas.		
<b>Planting Procedures</b>	Confirm proper procedures for planting trees and shrubs: <ul style="list-style-type: none"> <li>➤ Soil amendment</li> <li>➤ Scarify surface of hole</li> <li>➤ Proper height</li> <li>➤ Minimal pruning</li> <li>➤ Deep water</li> <li>➤ Trees – mulch ring, wrap and stake</li> </ul>		
<b>Major Area Perimeters</b>	Proper installation of various types of edging for major areas, e.g. planting beds, turf, native grass, drainage swales.		
<b>Irrigation System</b>	Open trench inspection, checking for: <ul style="list-style-type: none"> <li>➤ Proper depth of lines below finished grade and height of sprinkler heads above finished grade</li> <li>➤ Tight clamped joint connections</li> <li>➤ Uniform precipitation rate</li> <li>➤ Proper type and installation of backflow preventer</li> <li>➤ Proper system pressure at backflow preventer</li> <li>➤ Waterproof wire nuts in valve box</li> <li>➤ No leaks</li> <li>➤ Matching layout to correspond with landscape</li> </ul>		

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### 3<sup>rd</sup> Field Inspection Checklist

Property:

Date:

Using the professional landscape plan (Plan) created for the subject property, along with Water Returns’ Sustainable Landscape Plan Guidelines and Seven Principles of Xeriscape, the following items will be addressed during this third inspection:

<b>Review Category</b>	<b>Explanation/Standard</b>	<b>Go/No Go</b>	<b>Comments/Notes</b>
<b>Plant &amp; Material Location</b>	Confirm trees, shrubs, grass, mulch, rock and other materials have been placed per Plan and code and physical locations, mulch depth and planting procedures designated previously		
<b>Irrigation System</b>	Turn on system and visually inspect each zone for: <ul style="list-style-type: none"> <li>➤ Proper height and alignment of sprinkler heads in relation to finished grade</li> <li>➤ Uniform distribution and no dry spots</li> <li>➤ Head-to-head coverage in sod and apx 25% overlap in native grass</li> <li>➤ Minimal or preferably no deflection or overspray on fences, patios, sidewalks, house or other hardscape</li> <li>➤ Exclusive and separate spray, rotor and drip zones</li> <li>➤ Absence of leaks, plugged, broken or missing heads</li> <li>➤ Drip lines concealed and proper number of emitters located at site of trees and shrubs</li> <li>➤ Controller program by zone; establishment vs. ongoing</li> <li>➤ Sensor locations, connections and function</li> </ul>		
<b>Follow-Up</b>	<ul style="list-style-type: none"> <li>➤ Punch list and timely correction</li> <li>➤ Observe and troubleshoot actual drainage vs. anticipated</li> <li>➤ Indicators of insufficient, inefficient or excessive coverage</li> <li>➤ Condition of trees, shrubs and grass</li> <li>➤ Adjust controller schedule for weather conditions and after establishment period</li> <li>➤ Ongoing maintenance schedule</li> </ul>		

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