

# LANDSCAPE ORIENTATION & WARRANTY

This document describes the general information and reference details of the Products installed and Warranty included with your installation by K&A Landscaping and Dirtworks Inc.

## **I. General information & Guarantee:**

- a. Customer service is a cornerstone of K&A Landscaping. We believe in standing behind our products and installation.
- b. K&A includes a 1-year warranty on all products installed by K&A unless specifically excluded on this document, or within your contract.
- c. For Customer Service support and requests, please visit <https://support.kandalandscaping.com/> and submit your information with specific details of the issues and a customer service representative will be in contact within 3 business days.
  - i. When using the K&A customer service portal please include home phone #, address or lot/unit, time you can be reached, location and type of plant, if it is an irrigation leak give details on location of leak.
  - ii. K&A does not warranty plants that were not provided by K&A.
  - iii. K&A does not warranty plants killed by wildlife and/or extreme cold temperatures. If a plant that was installed by K&A dies because of wildlife and/or extreme temperatures, K&A will replace the plant for the cost of the plant alone.
  - iv. K&A does not warranty patio work, where the grade below the patio's subgrade was not compacted properly. This is most commonly seen in the front yard, next to the driveways where utility trenches were previously installed and not compacted properly. Please reach out to K&A if you have any questions.

## **II. Drainage and Rockwork**

- a. Your entire landscape water drainage is designed to flow towards the front of your property and onto the street.
- b. If you have gutters on your home that were installed by Robson Construction, there is underground drain pipe running down both sides of your home. These pipes are roughly 4-6" underground and connect to each gutter downspout. They then run all the way to the street where a green "pop-up emitter" is installed
- c. Gutters, downspouts, and underground pipe should be checked to be clear of blockage on a regular basis. Failure to do so can result in failure of the gutter system.
- d. K&A guarantees all drainage affected by our work to have positive flow and drain in accordance to industry standards. This includes drainage around the entire property for properties where K&A Landscaping is the initial landscape contractor.

- e. K&A guarantees an adequate layer of gravel around the entire property. If you notice thin spots or bare earth showing through, please submit a service request to [Support.KandALandscaping.com](mailto:Support.KandALandscaping.com)

### **III. Irrigation System**

If you have an irrigation system installed by K&A, your entire system is warranted from defect or failure. K&A utilizes Hunter Pro-c 300 Controllers, Febco vacuum breakers, and schedule 40 PVC mainlines for all systems.

The Controller is mounted by your main electrical panel on the outside of your home. This controls the start/run times of each irrigation zone and is where you go to turn a valve on or off if needed. This system, however, is fully automated and unless troubleshooting, or adjusting for seasonal water usage, should not be changed from current settings. Changing the K&A installed settings can void plant and/or irrigation warranties.

The Vacuum breaker, main shut-off valve, pressure reducer, filter and valves, are all located on the side of the house with the water service. This is the source of all water to your house. The valves are located across the side yard drainage in the ground, inside a tan box. These should remain in the off position unless troubleshooting. The irrigation controller will open and close the valves even while they are in the off position. The filter and pressure reducer are also located in this box. The vacuum breaker is located at the water service itself. There is a threaded plug installed by the builder that is meant for landscape irrigation. This comes standard with all Robson homes. There is also a shut-off valve installed by Robson at this service that will shut off water to your house while maintaining water to your irrigation system. To manually turn the water off to your irrigation system, you can turn either of the blue handles on your Febco Vacuum breaker to be perpendicular to the fitting it is connected to. This is typical with all valves. This should be only done while troubleshooting as this will stop the source of water to all plants and if left for extended periods can result in loss of plants and will not qualify for warranty.

Please don't hesitate to submit a service request for any information needed regarding your irrigation system.

K&A irrigation systems generally run via "drip" irrigation. This minimizes the amount of wasted water seen with typical sprinkler style irrigation.

- a. Irrigation Maintenance
  - i. Drippers to all plants should be checked weekly. This can be done easily by walking around as the irrigation is running and simply confirming water is dripping out of the drip heads.
  - ii. Y-filters check and clean once per year.
- b. Irrigation valve box: (tan box located in ground, note location)
  - i. The irrigation valve box should be kept clear of debris.
- c. Irrigation clock: (located by electrical panel at side of house)

- i. Controller has its own 15-amp breaker; note location at electrical panel.
- ii. Quick operating guide and manual are located inside clock door.
- iii. Controller is left programmed by K&A and no programming should be necessary.
- iv. Refer to operating/programming guide for simple instructions.
- v. K&A generally zones irrigation systems for Plants/shrubs, Trees, Citrus, flowerpots/fountains, and Garden areas rather than front and back. This allows us to water types of plants differently (trees less often but longer, plants more often but less volume per cycle). Your irrigation system may have 1 or more of these zones or possibly no irrigation at all if requested by the homeowner.
- vi. Submit a K&A customer service if not clear or sure on procedure for watering program adjustments.

Common issues with irrigation controller:

- Multiple programs. Clocks come with up to 3 “programs”. K&A will generally only use 1 program. When modifying a program, it is common to mistakenly add an extra program without noticing. This can cause the controller to think it needs to water excessively.
- “ERR” or “ERROR” showing on screen. This can be caused by multiple factors and a service request should be submitted to K&A Landscaping.
- Irrigation won’t stop watering. This is most commonly not an issue with the controller but caused by a piece of sediment as small as a grain of sand getting lodged inside the valve itself causing the valve to be unable to close completely. Please submit a service request to K&A Landscaping.

d. Standard Customer 2 or 3 Valve Set up.

The most common zoning configuration for irrigation systems installed by K&A is a “3 Zone Set Up” The zones would be as follows.

- i. Valve 1 will water large plants such as Trees (Tree Line)
- ii. Valve 2 (Plant Line)
- iii. Valve 3 (Fountain or Pots, flowers line)

#### **IV. Watering, Plant and Cactus Care:**

- a. General watering Guidelines: (times can vary slightly due to soil percolation)
  - i. Summer maximum water times 1 hour – 1.5 hours every other day May - Mid-September. (Period when days are hottest and longest)
  - ii. Winter minimum water times 35 minutes – 45 minutes December – Mid-March every 3<sup>rd</sup> day (period when days are shortest and coolest)

- iii. Months not shown are transition periods.
- iv. Mid-September to December decrease water times gradually, 5 minutes every few weeks.
- v. Mid-March to May increase water times gradually, 5 minutes every few weeks.
- vi. 7:00 AM is good all year-round time to start watering.
- vii. During unusual extended wet weather irrigation clock (for watering) can be turned off until soil becomes damp to almost dry.
- viii. Important! Soil moisture should be checked every few days when the clock is turned off or when adjusting watering times in spring or fall.
- ix. Citrus generally watered 3 times per week M-W-F at mid-morning and are one of the few zones not on “drip” irrigation. Instead, zones specific to citrus trees have a “bubbler” installed. This allows a much more rapid water rate and will fill the basin around the citrus tree with water and help the tree to take in water at a higher rate.
  - 1. Summer maximum water times 7-15 minutes
  - 2. Winter minimum water times 3-6 minutes
  - 3. Note watering times can vary depending on soil percolation, sun and wind exposure, and the water rate of the bubbler.
  - 4. Check soil moisture frequently to prevent over saturation (especially winter)
  - 5. Sitting water in the basin should drain away in 1-3 hours.
- x. Flowerpots (irrigation lines adjacent to patio and inside patio cut out areas).
  - 1. Watering times can vary depending on what is planted, pot size, sun and wind exposure.
  - 2. Please note irrigation watering times will probably have a “residual” effect if less than 6 flowerpots are hooked up.

*WE RECOMMEND THAT YOU CONSULT A QUALIFIED MAINTENANCE COMPANY FOR PRUNING AND FERTILIZATION REQUIRMENTS.*

*Details above & below are some general guidelines.*

- b. Pruning of trees shrubs and groundcover: (No pruning needed for 1st year)
  - i. Trees prune at any time of year.
  - ii. Prune off crossing/rubbing branches.
  - iii. Prune off 1 of 2 branches competing for same space.

- iv. Prune to keep branches symmetrical about the trunk and to promote growth upward and outward as desired (redirecting growth)
  - v. Trees should be pruned periodically while removing no more than 10-15% of the tree.
  - vi. Shrubs and ground cover prune in spring (tax time 4/15)
  - vii. Shrubs prune back slightly 6-12” to promote thicker, fuller growth.
  - viii. Prune periodically to maintain desired height/width.
  - ix. Prune off winter kill/frost damaged foliage as needed.
  - x. Checking degree of winter frost kill by looking for new growth or scratch bark for green underneath.
  - xi. Some shrubs can die back to roots (red bird of paradise, bougainvillea, cape honeysuckle, and lantana) which depend on severity of winter.
  - xii. Prune back lantana to a 12-24” diameter depending on winter kill.
- c. Fertilization: (done only when nighttime temperatures are above 45 degrees consistently, generally mid April to mid/end of October)
- i. Miracle Grow (green and yellow box) all plants once per 2 weeks
  - ii. Cactus can use miracle grow at ½ strength or cactus fertilizers, follow directions for both.
  - iii. Fertilize with miracle grow late afternoon during hot summer months.
- d. Cactus care:
- i. Cacti generally have no irrigation emitters.
  - ii. Generally, about 1 gallon of water every 2-3 weeks during drought like conditions.
  - iii. Let soil at cactus dry out COMPLETELY between any waterings you give them.
  - iv. Assume all cacti have spines- use caution!
  - v. Do NOT fertilize cactus!
- e. Freeze Details – Oracle, AZ can have hard freeze occur during the winter and early spring months. To help minimize any freeze damage. Please take the time to cover certain plants if they are on the list below.
- i. Coverings need to be breathable fabric and should cover to ground to trap heat in. Also, on certain plants there may be a need to tie the covers to prevent wind from removing the cover. Suitable fabrics would include towels, sheets, blankets, burlap, or frost cloth which can be purchased at Home Depot or Lowes.  
Please do NOT use plastic.

- ii. Plants to be covered include but not limited to: Columnar cactus, San Pedro, Organ pipe, Monstrosous, Senita, Mexican Fence post, Totem Pole, Lady Slipper, Blue Elf Aloe, Citrus trees, Yucca Gloriosa, Queen Palm, Fire Stick, Sago Palms.
- iii. Saguaros do not need coverings\*.
- iv. These plants can be covered for a week or two or even longer without problems, so need to rush to uncover if we expect more freezing temps.
- f. It is strongly recommended that you hire a knowledgeable maintenance person to watch your yard if you are gone for more than 1-2 weeks.
- g. Certain plants/cactus may need pest treatment for grubs once every 6-8 weeks throughout the year (check labels for mixing)
- h. Tree tie wire and stakes on trees. Homeowner to periodically check and replace if needed,

*K&A Works with a variety of nurseries in town to support customer's needs. Below is a list of plant providers that support us for these features and information.*

**Additional Information and Local Contacts for Plant information.**

- i. Mesquite Valley Growers: 520-721-8600 (Pantano/Speedway)
- ii. Moon Valley Growers:
- iii. Old Pueblo:
- iv. Desert Trees:
- v. Ponderosa:
- vi. Bocks Nursery: (cactus) Ina/Thornydale
- vii. Cooperative Extension Service with University of Arizona (agricultural dept.
- viii. Master Gardeners Association.

**V. Lighting System**

Lighting transformer/controller are mounted to the exterior of your home near your air conditioning unit. This transformer is plugged into the outlet.

- To Reset the receptacle if tripped, locate GFI receptacle in garage and reset.
- All landscape lighting transformers have a photo sensor that knows when the sun is out or not. There is a digital display on the transformer that will show options 0-9, and A.
- If set to 0, the lighting system will remain on regardless of sunlight.

- If set to A, the lighting system will be on during all hours of darkness, and off during all hours of light.
- If set for anything 1-9 the lighting system will come on when it gets dark, and then turn off after the preset amount of time has passed (ex. Setting 2 will remain on for 2 hours after dusk, and then turn off until the next day)

## **VI. Hardscape, Landscape Iron information**

### **Walls,**

Walls should be repainted every 7-10 years as needed. Failure to do so can result in degrading stucco quality.

White Calcification can occur on flagstone, walls and brick during winter months, this is normal and should be cleaned in the Spring.

### **Pavers:**

Pavers are installed as per the manufacturer's specification.  
K&A does not recommend any types of sealer for pavers.  
K&A does not recommend the use of polymeric sand.

### **BBQ, Firepits, and other Custom Masonry Structures**

### **Wrought Iron features – N/A**

Wrought Iron should be painted every 2-5 years as needed.

### **Artificial Turf –**

Artificial Turf has minimal upkeep.

Please don't set chairs or outdoor furniture on turf as it will leave permanent imprints in your turf.

### **Grass – N/A**

### **Fountains product – N/A**

### **Painting – N/A**

## **VII. Supporting Contractors**

K&A Works with a variety of specialty Contractors to support customer's needs. Below is a list of contractors that support us for these features with contact information.

- a. Gas –
  - i. Gas Installations: Tom Bombard – (520)-818-1644
- b. Electrical –
  - i. Trilogy Electric: Larry – (520)- 820-4493