



Reitzel Brothers, Inc.

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General Irrigation Guidelines:

PROGRAM START TIMES:

General start times for an irrigation program (set of valves i.e. valve #1 and valve #2) or cycle is early in the morning before the sun is full up, approx. 6:00AM +/- . One start time per day is recommended. The most common programming mistake is to have more than one start time on a a, b, or c program. You only need one start time; once you start zone #1 the rest will follow in sequence. Don't set a start time for zones 2,3,4,5,etc only zone # 1. You are setting a start time for the group of zones not each individual valve.

VALVE RUN TIMES:

General run times for each valve vary with slope of lawn, temperature, and the cost of water. If you see water running down the hill or into the street, run times may be too long and the soil cannot absorb the water. The valve that runs the spray heads (non-rotating) should run approx. 5 mins. +/- depending on conditions. The valve that operates the rotor heads (rotating left to right) should run 15 mins. +/- depending on conditions.

DAYS TO WATER:

In general, unless you have new seed or sod, every 2 days should be sufficient. As the temperature drops, every 3 days should suffice.

CALCULATE USAGE:

The typical 5/8" water meter can only discharge approx. 14 gallons of water per minute. The typical irrigation zone uses approx 10 gallons per minute. If you multiply your total run times x 10gpm, this will give you a usage amount per cycle. If you have more than one start time, this must be calculated also. Add up your cycles per month and this is how much water you used. Example: Zone #1, 5 mins + Zone #2, 15 mins = 20 mins per cycle. 20 mins x 10gpm = 200 gallons per cycle. 30 cycles per month x 200 per cycle = 6,000 gallons per month. Remember, this is an example.

BACKFLOW PREVENTER:

Each irrigation system installed after January 1, 2002, must have an approved BFP installed. These are typically on the side of the house under a fiberglass cover. The only homeowner maintenance required is to check for any water discharge from the bottom center of the device. If discharging, turn off both (blue/green) handles and/or the (red/black/or brown) round valve located at ground level on the copper pipe. This should stop the discharging of water. The discharging of water is usually caused by a piece of trash pipe or pebbles that have come from the piping from the water lines to the house. Unfortunately, these may not be a warranty item to repair, but a licensed BFP tester should be called for any repairs to your BFP. For your convenience, Reitzel Brothers, Inc. is a licensed BFP tester and commercial plumber.

Also, the homeowner is responsible for scheduling winterization and spring start up for each system. We generally begin winterizations (removing water from systems for cold weather) in mid to late November. Spring start-ups are begun in late March or early April. This is to put your backflow back together after winter and to check your system for warm weather. If this general maintenance is not done and the system freezes in the winter, the cost of replacing a backflow preventer is close to \$400 for the year 2009/2010. Freeze damage is not covered by your irrigation warranty, which is one year from your closing date.

NOTE: These are general suggestions for a starting point of adjustments for watering your lawn. Each homeowner must determine how long and when they want to water their lawns.

Our Credentials

NC Licensed Irrigation Contractor: # 053 or # C-030
NC Licensed Plumber # P17218
NC Licensed Landscape Contractor # 0540
NC Licensed Backflow Tester 0223-CM9-252