



## **The Importance of Lawn Irrigation System Maintenance**

Maintaining your residential lawn irrigation system on a regular basis can not only save you costly repair bills, but will also insure that your system operates effectively and efficiently, therefore saving you money on your water bill as well.

There are three routine services that will help keep your system functioning effectively and efficiently: 1) Start-up (completed in the spring), 2) Backflow Device Inspection (required annually by JCSA) and 3) Winterization (completed in late-fall).

Starting up your system seems like a simple process; in fact many people choose to complete this on their own. Did you know that when you start up your system, you should be doing more than just turning the power on to your controller and turning the water on? A complete start-up of your system does include both turning the controller and water on, but a professional should also inspect each individual head to make sure they are working properly, and that there are no leaks. Attaining 100% coverage is also important to the effectiveness of your irrigation system, and therefore the coverage should also be observed during start-up.

James City Sanitation Authority (JCSA) recently implemented a mandatory annual inspection on all Backflow Prevention Devices. Your backflow prevention device is an anti-siphoning device that prohibits contaminants from flowing from your irrigation system back into the main water system. It is required that it be inspected each year by a State Certified Inspector. Inspectors are charging anywhere from \$25.00 to over \$100 for this service. You are free to choose any certified inspector, however we recommend that you choose an inspector that can make repairs as well as complete the inspection. If your device fails inspection, it is possible that the technician can repair it for you at that same time, helping to avoid a second charge for re-inspection.

Winterizing your system should be completed by an experienced technician. Insuring that all water is out of the irrigation lines will help to avoid any costly damages caused by cold weather. Winterization not only clears the lines of water, but also prepares the backflow device and water meter for the cold weather.

*Moving into a new house brings a lot of new responsibilities. We want to make this process a little less stressful for you, and are therefore offering all clients of Ryan Homes a special irrigation package. For only \$140.00 we will provide all three services—Start-up, Backflow Device Inspection and Winterization—for you. Simply call us and let us know you have purchased a home built by Ryan Homes.*

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