



## Commercial Irrigation System Inspection Checklist

### Property Manager Evaluation Guide

Hydrology Services – DFW Metroplex

This checklist helps identify common irrigation issues that waste water, damage landscaping, or cause drainage problems around commercial properties.

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#### 1. Irrigation Controller & Programming

- Controller has correct **date and time**
- Seasonal schedule is adjusted for **current weather conditions**
- Rain sensor or weather sensor is **installed and functioning**
- No zones running **during rainfall events**
- Controller enclosure is **secure and weather protected**
- Backup battery functioning

#### Common Problems

- Controller resets after power outage
  - Zones watering too frequently
  - Overwatering foundation beds
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#### 2. Valve Boxes & Irrigation Valves

- Valve boxes accessible and **not buried by soil or mulch**
- No **standing water inside valve boxes**
- Valves open and close correctly
- No audible **leaking or constant running water**

#### Warning Signs



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- Continuous water flow
  - Mud or erosion around valve boxes
  - Turf sinking around irrigation components
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### 3. Sprinkler Heads

- Sprinkler heads **pop up fully during operation**
- No broken or tilted heads
- Heads not spraying sidewalks, parking lots, or buildings
- No clogged nozzles
- Heads flush with grade and not buried

#### Typical Issues

- Overspray onto pavement
  - Broken heads from mowing equipment
  - Heads buried in turf or mulch
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### 4. Irrigation Zones

- Each zone activates correctly
- No areas of **dry spots or flooding**
- Spray pattern uniform across landscape areas
- Zones matched properly to plant types

#### Watch For

- Zones running longer than necessary



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- Landscape flooding near foundations
  - Turf stress from uneven watering
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## 5. Mainline & Lateral Leaks

- No visible **wet areas between irrigation cycles**
- No bubbling or erosion in turf
- Water meter not spinning when irrigation is off
- No sudden drops in water pressure

### Leak Indicators

- Green patches in dry weather
  - Soil erosion near sprinkler heads
  - High water bills
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## 6. Drainage & Water Management

- Irrigation runoff not pooling in low areas
- Water not flowing toward building foundations
- Drain inlets clear and functioning
- Swales directing water away from structures

### Major Risk Areas

- Water pooling near foundations
- Flooded landscape beds
- Saturated soil near sidewalks or parking areas



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#### 7. Backflow Preventer

- Backflow device accessible and not buried
  - No visible leaks
  - Shutoff valves operating properly
  - Annual backflow testing completed
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#### 8. Landscape Health Indicators

- Turf uniform color and growth
  - No fungal growth from excessive watering
  - Trees and shrubs receiving proper irrigation
  - No soil erosion or washouts
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#### When to Schedule a Professional Irrigation Evaluation

Property managers should schedule an irrigation inspection if they observe:

- Sudden increases in water bills
- Landscape flooding
- Irrigation running during rain
- Dead or stressed landscape areas
- Water near building foundations



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