First-floor garden renewal

630 sq ft

49 x 10 ft + 10 x 10 ft + 4 x 10 ft = 630 sq ft | 12 work stages + 3 proposed views | Pop-up irrigation + border drip



Your site, retained character and confirmed areas

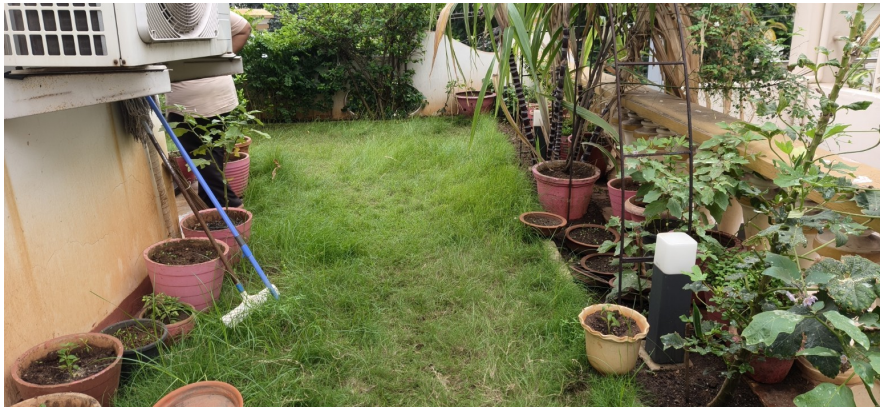
Based on the supplied site photographs, two videos and the latest dimensions. Images of the proposed work are illustrations, not completed-work records.

A / MAIN GARDEN



49 x 10 ft = 490 sq ft. Retain the veranda, balustrade, bench and table.

B / SQUARE RETURN



10 x 10 ft = 100 sq ft. Keep AC airflow and service access open.

C / NARROW RETURN



4 x 10 ft = 40 sq ft.

Confirmed lawn envelope	Area
A - main	490 sq ft
B - square	100 sq ft
C - narrow	40 sq ft
TOTAL	630 sq ft

DESIGN INTENT

Renew the lawn; organise the borders; introduce separate grass-jointed stepping stones and one modest roadside focal plant.

RETAIN AND REFURBISH

Existing architecture, veranda, sound balustrade, bench / table and service access.

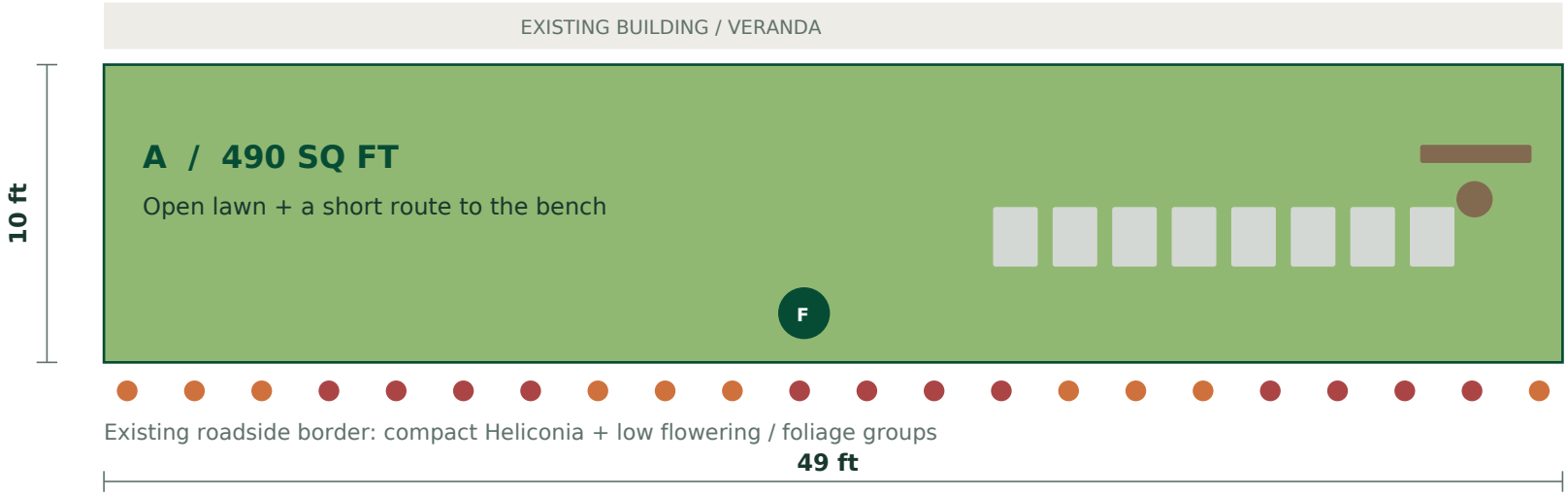
SURVEY BEFORE EXECUTION

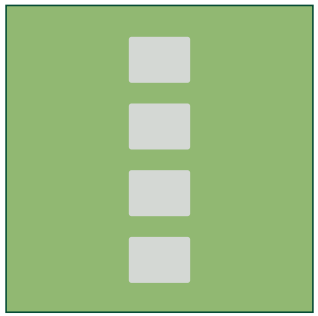
Verify the L-junction orientation, levels, old layer depths, drains, sunlight, slab capacity and water pressure / flow.

630 sq ft is the client-confirmed gross lawn envelope. Existing border beds are measured separately; the exact junction geometry still needs setting out.

Grass throughout, with individual stepping stones

The three blocks are shown separately to avoid inventing the L-junction. Dimensions are client supplied; internal placements are proposed.





B / 10 x 10 ft
100 sq ft



C / 4 x 10 ft
40 sq ft

STEPPING-STONE ALLOWANCE

16 pieces: 8 main + 4 square + 4 narrow. Nominal 2 x 1.5 ft each, with grass gaps on all sides. Adjust spacing by a site walking test.

LAWN QUANTITY BASIS

630 - (16 x 3) = 582 sq ft before final pot / feet deductions. Preliminary turf order: about 615 sq ft including 5% cutting allowance and rounding.

F / CONTAINED FOCAL PLANT

One nursery-trained Ficus in a light FRP pot, set inward from the roadside railing at a checked support position. Bench / table use discrete feet supports.

After removal: the exact rebuilding order

Read downward in work order. New soil and pop-up irrigation come after the completed drainage and upper filter layers; the same stage numbers continue on the following pages.

03 Waterproof the accepted, repaired base

04 Full cure + passed leak test

05 Root barrier + lower protection geotextile

06 Drainage cells + accessible outlet chambers

07 Specified local drainage aggregate / chips

08 Upper FILTER geotextile

09a Pour the FIRST new potting-mix layer

09b Pipes + pop-ups + pre-cover pipe test

10 Complete NEW soil filling and final levels

11-12 Korean grass + plants + commissioning

Two different geotextiles: lower fleece protects the membrane; the upper filter separates soil particles from drainage. Neither is waterproofing.

Chips: use only the local drain detail or system-approved infill; a full-area blanket is not assumed.

CONFIRM THE SATURATED LOAD

Check the complete wet assembly, stored water, plants, stones, furniture, people and the concentrated Ficus-pot load against the existing slab capacity.

SET THE FINISHED LEVELS

Coordinate root depth, sprinkler-body depth, paver supports, thresholds, AC access, drain covers and overflows before ordering media.

PLACE IRRIGATION WITHIN THE MEDIUM

Install pipes after the filter and initial media bedding. Pressure-test before covering, then finish the medium and turf. No pipes cut into the slab.

RELEASE BEFORE CONCEALING

A waterproofing test record comes before protection; a layer inspection comes before soil; a pipe-test record comes before pipe cover.

Layer functions: ZinCo intensive green-roof planning guide

01 / Lift the old grass

RootSpace crew in branded green uniforms | Site-based work illustration | Read the release condition before the next operation



The image shows grass removal only. Existing unwanted hibiscus and pots are removed or relocated after the retained plants are identified.

DAY 1 | 0.5-1 working day

No special waiting period follows turf lifting. Soil removal can begin in the same controlled work zone.

WORK METHOD

Mark the three lawn zones and the stepping-stone route. Lift the old grass in shallow sections with hand tools. Move the bench and table onto a protected, agreed storage area before removal starts.

MATERIALS SHOWN / REQUIRED

Turf cutter / sharp hand spades, gloves, reusable small sacks, floor-protection boards, covers and area markers.

CARE AND HANDLING

Bag vegetation separately. Cover the carrying route and remove loose waste each day. Keep rainwater outlets operational.

RELEASE BEFORE NEXT STAGE

Photograph the exposed old medium and confirm its depth. Identify irrigation, drains and any buried services before digging further.

02 / Remove old soil and inspect the base

RootSpace crew in branded green uniforms | Site-based work illustration | Read the release condition before the next operation



Allow 1-2 days for soil removal and a further 1-2 days as an initial base-preparation allowance. Hidden defects can extend this stage.

DAYS 2-5 | removal + preparation

There is no arbitrary “leave empty” period. Repair curing and substrate readiness determine when waterproofing can start.

WORK METHOD

Remove old growing medium progressively by hand. Stop at the roof protection / existing assembly; expose the base under the waterproofing specialist. Record cracks, old leaks, falls, outlets and door levels.

MATERIALS SHOWN / REQUIRED

Small sacks, hand shovels, protection boards, dust-control covers, measuring tools; repair products selected after exposure.

CARE AND HANDLING

Distribute small loads over agreed support zones. Do not chip into the slab, pile wet soil in one place or wash sediment down drains.

RELEASE BEFORE NEXT STAGE

Complete necessary repairs and substrate preparation. The specialist must accept soundness, dryness and surface condition before coating.

03 / Apply the waterproofing system

RootSpace crew in branded green uniforms | Site-based work illustration | Read the release condition before the next operation



The colour in the image is illustrative. The quotation must name the actual waterproofing manufacturer, product system and specialist scope.

DAYS 6-7 | 1-2 working days

Application time is separate from curing. Do not use the next day on the calendar as permission to cover the membrane.

WORK METHOD

Apply the selected compatible primer and waterproofing system to the accepted base. Detail corners, upstands, drain collars and terminations; record each coat and batch.

MATERIALS SHOWN / REQUIRED

Approved membrane / coating system, compatible primer, reinforcement at details, sealants, rollers, brushes and film-thickness checks.

CARE AND HANDLING

Protect adjacent finishes and keep the work within the product weather limits. No landscape loading or puncturing of the new membrane.

RELEASE BEFORE NEXT STAGE

Coat count, film thickness, intercoat intervals and final cure must meet the chosen manufacturer’s current product data sheet.

04 / Cure, test and release the membrane

RootSpace crew in branded green uniforms | Site-based work illustration | Read the release condition before the next operation



Programme allowance: reserve 7 calendar days after the final coat, then 24-48 hours for the agreed test. These are planning allowances, not product cure specifications.

DAYS 8-16 | cure reserve + test

The selected membrane may need a different cure / test period. Actual product instructions and test acceptance override this programme.

WORK METHOD

Protect the coating during full cure. Then perform the specialist’s approved leak-test method. Record conditions, test limits, readings and inspection of the ceiling below where accessible.

MATERIALS SHOWN / REQUIRED

Test record, temporary test-bay equipment if suitable, depth / level marks, drain controls and inspection access.

CARE AND HANDLING

Any water test needs an engineer-approved load and water depth. Keep emergency drainage managed. The image does not prescribe a test depth.

RELEASE BEFORE NEXT STAGE

Investigate leakage, repair and re-test. Obtain a dated written release before covering with protection or drainage layers.

05 / Root resistance and protection fleece

RootSpace crew in branded green uniforms | Site-based work illustration | Read the release condition before the next operation



A root barrier controls roots; a protection fleece protects the membrane. Neither should be described as the waterproofing itself.

DAYS 17-18 | shared layer-installation window

About half a working day within the shared 1-2 day layer window. No separate cure is needed unless a selected accessory requires it.

WORK METHOD

Provide compatible root resistance where the membrane needs it. Lay a protection fleece / mat above the released waterproofing, with the specified laps and edge treatment.

MATERIALS SHOWN / REQUIRED

System-approved root-barrier sheet if required, protective nonwoven geotextile / mat, compatible accessories and temporary protection boards.

CARE AND HANDLING

Avoid wrinkles, exposed sharp edges and fixings through the membrane. Keep drain and overflow connections identifiable.

RELEASE BEFORE NEXT STAGE

Inspect continuity, corners and laps before drainage cells conceal the protection layer. Photograph concealed details.

06 / Install drainage cells and drain access

RootSpace crew in branded green uniforms | Site-based work illustration | Read the release condition before the next operation



Cell thickness and load rating are to be stated in the final system schedule. The image illustrates the panel installation, not a product endorsement.

DAYS 17-18 | shared layer-installation window

About half a working day within the shared layer window; release follows inspection of panel fit and drainage continuity.

WORK METHOD

Connect the selected terrace drainage cells over the protection mat. Maintain the designed water route to outlets and fit accessible inspection chambers at the verified drains.

MATERIALS SHOWN / REQUIRED

Load-rated drainage-cell panels, system connectors / edge details, removable inspection chambers and outlet accessories.

CARE AND HANDLING

Select cell strength for saturated landscape and local paver / furniture loads. Do not assume every generic drainage mat can carry these loads.

RELEASE BEFORE NEXT STAGE

Check panel continuity, levels and unobstructed discharge. Inspection lids must remain reachable after planting.

07 / Add the specified drainage aggregate

RootSpace crew in branded green uniforms | Site-based work illustration | Read the release condition before the next operation



This proposal uses a lightweight cell system. A thick full-area chips layer is not automatically added; the image shows a local drain detail.

DAYS 17-18 | local aggregate detail

Allow a short task within the shared layer window. Quantify the actual aggregate volume after drain locations and details are fixed.

WORK METHOD

Place washed, graded, rounded drainage aggregate only in the designed inspection / drain zone, or as cell infill when required by the selected system.

MATERIALS SHOWN / REQUIRED

Approved clean drainage aggregate (“chips”), compatible separation / containment detail and a removable drain inspection lid.

CARE AND HANDLING

Keep sharp stone off the waterproofing. Aggregate size, thickness, extent and saturated weight must be included in the system design.

RELEASE BEFORE NEXT STAGE

Check that aggregate cannot migrate into the outlet, that water can enter the drain zone and that the lid opens freely.

08 / Lay the upper filter geotextile

RootSpace crew in branded green uniforms | Site-based work illustration | Read the release condition before the next operation



This is the upper filtration layer. It has a different function from the lower membrane-protection fleece shown in Stage 05.

DAYS 17-18 | filter before new medium

About half a working day within the shared layer window. Begin media bedding only after the layer inspection is accepted.

WORK METHOD

Lay the specified upper filter over the drainage assembly. Make the required laps and edge returns so growing-medium particles are separated from the drainage path.

MATERIALS SHOWN / REQUIRED

System-approved filter geotextile, cutting tools, temporary clean weights and inspection-access details.

CARE AND HANDLING

Use the specified filter grade and overlap. Keep cloth clean and unpunctured; do not close off the drain chamber or overflow.

RELEASE BEFORE NEXT STAGE

Check all laps and edge returns before filling. Photograph the continuous filter layer and service access points.

09 / First new soil lift + pipes and pop-ups

RootSpace crew in branded green uniforms | Site-based work illustration | Read the release condition before the next operation



The white filter and cells are already installed. Fresh mix is being poured while pop-ups are fitted. Exposed pipes show the inspection stage; all pipes receive the specified bedding and cover.

DAY 19 | 0.5-1 working day

Final pipe sizes, head count and zones follow measured supply pressure / flow and a coverage layout. See the irrigation scope on page 19.

WORK METHOD

Over the accepted upper filter, pour and spread the first layer of NEW lightweight potting mix. Install irrigation pipes and pop-up bodies within this bedding while filling proceeds. Connect flexible joints, the accessible valve box and separate border drip.

MATERIALS SHOWN / REQUIRED

New lightweight potting mix, pressure-rated pipes and fittings, pop-up bodies / matched nozzles, flexible joints, valves, suitable filter / regulator and drip tubing.

CARE AND HANDLING

Keep every pipe above the protected roof assembly. Fit the chosen sprinkler body within the approved depth; do not trench or drill the slab.

RELEASE BEFORE NEXT STAGE

Flush lines; perform the piping supplier’s specified pressure / leak test before covering. Record pipe routes, joints and valve positions.

10 / Complete new soil filling around pop-ups

RootSpace crew in branded green uniforms | Site-based work illustration | Read the release condition before the next operation



Fresh potting mix is visibly poured around the tested irrigation installation. The open edge in the illustration explains pipe cover; no pipe remains exposed in the finished lawn.

DAY 20 | 0.5-1 working day

No arbitrary waiting period is needed after accepted filling. Light settling / regrading and drainage checks must be complete before turf arrives.

WORK METHOD

After irrigation testing, complete filling with an approved lightweight growing medium / potting mix. Cover pipes carefully, allow for specified settlement and turf thickness, and finish even levels.

MATERIALS SHOWN / REQUIRED

Documented terrace growing medium: suitable mineral fraction, stable mature organic content and other supplier-specified ingredients; small bags and light levelling tools.

CARE AND HANDLING

Check saturated density, drainage, pH / salinity suitability and freedom from weeds. No raw manure, construction debris or uncontrolled heavy red-soil fill.

RELEASE BEFORE NEXT STAGE

Confirm finished levels below sensitive thresholds, accessible drains, irrigation cover and sufficient root depth without exceeding the approved load.

11 / Lay Korean-type carpet grass

RootSpace crew in branded green uniforms | Site-based work illustration | Read the release condition before the next operation



The same grass continues through all three zones and between stepping stones. Final cultivar suitability depends on the actual sunlight at each zone.

DAY 21 | 0.5-1 working day

Allow approximately 2-4 weeks as an establishment observation window, adjusted to rooting and weather. This is not a guaranteed opening date.

WORK METHOD

Lay fresh, nursery-approved Korean-type Zoysia sod on the prepared medium. Stagger joints, close gaps and trim neatly around the separate stones, sprinkler caps and inspection access.

MATERIALS SHOWN / REQUIRED

Healthy matched turf sod, trimming knives, light boards for working access and the commissioned lawn irrigation supply.

CARE AND HANDLING

Deliver for prompt laying; keep stock shaded and ventilated without heat build-up. Water newly laid sod promptly and avoid ponding.

RELEASE BEFORE NEXT STAGE

Check contact with the medium, evenness and irrigation coverage. Restrict routine traffic until roots anchor; do not fix a mowing date by calendar alone.

12 / Plant, finish and commission the garden

RootSpace crew in branded green uniforms | Site-based work illustration | Read the release condition before the next operation



Planting sizes in the image show the intended visual character. Final nursery stock, support details and spacing are agreed through the quotation and setting-out plan.

DAYS 21-22 | planting + handover checks

Begin the proposed 30-day establishment service after completion. Optional lighting is priced separately and installed by a qualified electrician.

WORK METHOD

Plant compact Heliconia groups and low flowering / foliage borders. Set one contained bonsai-style Ficus, finish isolated stepping stones and return the refurbished bench and table.

MATERIALS SHOWN / REQUIRED

Selected nursery plants, one light FRP container, textured stepping stones on designed supports, discrete furniture feet supports and border drip.

CARE AND HANDLING

Keep grass around and below the bench; no continuous paving pad. Work from boards over new turf and maintain drain, AC and door access.

RELEASE BEFORE NEXT STAGE

Run each irrigation zone, adjust spray arcs, inspect drainage, stabilise stones / furniture and issue the care and concealed-work records.

The two return areas, finished in the same language

Continue the natural lawn and isolated stepping stones. Keep the small spaces open, serviceable and easy to maintain.



B / 10 x 10 ft square return

Fresh carpet grass, four proposed stepping stones and a restrained low border. Keep planting away from AC discharge and maintain a clear route for servicing equipment.

Actual shade is checked before confirming the Zoysia cultivar. If light is inadequate, revise the grass / planting choice for that pocket before supply.



C / 4 x 10 ft narrow return
Low border planting and grass between every stone. Final spacing follows the setting-out schedule.

Planting, stones and the roadside highlight

A compact tropical palette with one nursery-trained focal plant. Counts below are concept allowances for separately measured existing border beds.

Item	Allowance	Placement / intended effect	Material and selection brief
Korean-type carpet grass	582 sq ft net*	All three lawn zones; continuous around the stones and the sit-out	Nursery-confirmed Zoysia cultivar and healthy matching sod. About 615 sq ft initial order allowance.
Compact Heliconia	9 clumps	Three small groups along the main roadside border	Compact Heliconia psittacorum-type stock; confirm mature spread, root space and light.
Dwarf flowering Ixora	24 plants	Low red-flowering groups in the main and return borders	Nursery-confirmed dwarf form. Final spacing follows actual bed width; avoid crowding.
Low green border foliage	36 plants	A neat edge between flowering groups	Compact Liriope / Ophiopogon-type foliage selected for the measured exposure and root depth.
Bonsai-style focal plant	1 plant + 1 pot	Main roadside edge, set inward at a checked support point	Nursery-trained Ficus microcarpa, about 3-4 ft plant height; light FRP pot. Keep roots contained and inspect drain holes.
Textured stepping stones	16 pieces	8 main + 4 square + 4 narrow; isolated in the grass	Nominal 2 x 1.5 ft, non-slip grey finish; thickness and supports designed for the terrace.
Existing bench / table	1 existing set	Return to the sit-out with lawn around and beneath	Inspect and refurbish suitable parts, corrosion treatment / coating as needed; discrete designed feet supports.
Landscape lighting	Optional allowance: 4 points	A small number of warm border / focal lights	Reuse serviceable fixtures where possible; weather-rated fittings and qualified electrical installation.

* Net turf is provisional before final pot and furniture-foot deductions. Existing border beds have not been deducted again from the client’s 630 sq ft lawn envelope. Do not order plants by rendered image counts.

Budget approach: select a normal nursery-trained Ficus with a shaped canopy; avoid a collector-grade aged specimen. Optional miniature roses may replace a small sunny flowering group after a nursery sample review.

Plant selection: NParks skyrise plant resources

Turf identity / light: NC State Extension - Zoysia

Irrigation: hidden pipes, pop-ups and separate drip

Install during media filling, test before pipe cover, and commission again after turf and planting. This is included in the proposed landscape scope.

Area / function	Proposed treatment	Design / commissioning requirement
A / 49 x 10 ft main lawn	Edge pop-up sprinklers with matched short-radius / strip-pattern nozzles as the layout requires	Fit the 10 ft width; overlap coverage without spraying the veranda, seating or road.
B / 10 x 10 ft return	Corner / edge pop-ups with suitable arcs	Account for walls, AC equipment and shade. Provide reachable service access to heads.
C / 4 x 10 ft narrow lawn	Pop-ups with suitable narrow-strip nozzles	Match the 4 ft strip; limit wall wetting and overspray beyond the railing.
Borders + focal container	Separately controlled drip / individual emitters	Filter and regulate to the selected drip system. Give the Ficus container its own adjustable emitter.

SUPPLY AND CONTROL ASSEMBLY

Include an isolation valve, suitable backflow protection for the supply, accessible valve manifold / box, required filtration and regulation, plus labelled lawn / planting circuits. A simple timer / controller and rain shut-off are an optional priced upgrade.

PIPES AND FITTINGS

Use pressure-rated PE / HDPE or an agreed compatible irrigation pipe system, joints, flexible sprinkler connections, end-flush points and drip accessories. Pipe diameter, pressure class, burial cover and body depth are set by the design.

SIZING AND COVERAGE BASIS

Measure available flow and pressure. Select nozzles from current performance charts, provide head-to-head overlap where appropriate, and divide valves by available flow and plant watering need. Do not mix unmatched precipitation rates in one zone.

COMMISSIONING AND HANDOVER

Photograph lines before cover. Flush and test joints; then run each finished zone, adjust arcs / radius, check retraction and use catch containers to check uniformity. Record initial run times, valve labels and maintenance access.

Design basis: Hunter residential sprinkler guide - pressure / flow, head spacing, zoning and valves

Preliminary quantities and quotation basis

Gross lawn envelope: 630 sq ft / 58.53 m2. Quantities below are measurable planning allowances, not an issued bill of quantities or a fixed-price quote.

Work / supply item	Unit	Initial allowance	Measurement rule
Survey, protection and mobilisation	Job	1	Levels, load review, drain / service mapping and handling route.
Old turf removal	sq ft	630	Separate unwanted border planting and pots by actual extent.
Old medium removal + waste handling	m3 / job	Measure existing depth	Volume and carrying / disposal arrangements after exposure.
Base repairs + waterproofing	sq ft + details	630 horizontal basis	Add measured border bases, upstands, outlets and repair scope.
Root resistance / fleece / drainage / filter	sq ft	630 horizontal basis	System continuity, laps, returns and border areas additional.
Drain chambers + aggregate detail	No. / m3	Actual outlet count / detail	No blanket chips quantity assumed; keep lids accessible.
New lightweight growing medium	m3	V = 54.07 x d + A(b) x d(b)	d = turf depth in m; A(b) = measured bed area in m2. See note below.
Korean-type carpet turf	sq ft	582 net*; about 615 to order	630 - 48 stepping stones; add 5% cutting allowance and round.
Stepping stones + supports	No. / sq ft	16 pieces / 48 sq ft	Nominal 2 x 1.5 ft each; final route and support detail to set out.
Irrigation installation + commissioning	Job	All 3 lawns + border drip	Pipes, heads, valves, fittings and testing; counts follow design.
Plants, Ficus pot + furniture renewal	Lot	Palette on page 18	Final nursery sizes, existing bed area and repair condition.
Establishment / optional work	Service	4 proposed weekly visits	30-day care line item; optional lighting / controller separate.

Volume example only: 582 sq ft = 54.07 m2. Turf media would be 8.11 m3 at 150 mm or 10.81 m3 at 200 mm; these depths are not approved specifications. Add measured beds and any separately designed support fill; adjust for settlement and final pot / feet deductions.

Final quotation: fix the system, depth, saturated density, access, repair scope, irrigation design and nursery sizes first. Structural strengthening, major drain changes, new power supply and major furniture repairs are separate if required.

A practical programme, including the waiting periods

Illustrative 22-day sequence: allow roughly 3-4 weeks for normal execution and holds, plus establishment. Weather and concealed repairs can extend this.

Planned window	Activity	Time / release condition
Before Day 1	Site survey, system design, procurement and set-out	Confirm support capacity, outlets, root depths, water supply and selected products.
Day 1	Remove old turf / clear unwanted planting	0.5-1 working day; start soil removal when services are identified.
Days 2-3	Remove old soil and transport waste	1-2 working days; expose progressively and inspect the base.
Days 4-5	Repairs, falls / outlet detailing and preparation	Initial 1-2 day allowance; extend for repair-product cure and substrate readiness.
Days 6-7	Waterproofing application	1-2 working days; coat / intercoat timing follows the selected product.
Days 8-14	Protected membrane cure	Reserve 7 calendar days for planning; actual full-cure instruction governs.
Days 15-16	Approved leak test and acceptance	Allow 24-48 hours for the agreed test; repair and repeat if it does not pass.
Days 17-18	Protection, cells, aggregate detail and upper filter	Combined 1-2 working days; inspect before media bedding.
Days 19-20	Initial media, irrigation, pipe test and final filling	About 2 working days combined; do not conceal untested joints.
Days 21-22	Stones, turf, planting, furniture and commissioning	About 2 working days combined; record irrigation and drainage operation.
After completion	30-day establishment service	Daily local checks + 4 proposed weekly team visits; rooting governs lawn use.

When can new soil be filled? After base acceptance, waterproofing full cure and passed testing, followed by accepted protection / drainage / filter layers. In this example filling begins around Day 19; soil removal alone does not start a mandatory fixed waiting period.

Site protection, quality checks and handover

The proposed delivery method protects the occupied building while making each concealed stage reviewable.

A TIDY FIRST-FLOOR WORKSITE

Use green RootSpace uniforms and task-appropriate protection. Cover the lift / stair route, doors and veranda. Move furniture to agreed protected storage. Maintain a clear pedestrian / service route.

CONTROLLED MATERIAL HANDLING

Bring soil, turf and stone in manageable small batches. Use load-spreading boards and agreed temporary storage zones; avoid concentrated wet-soil heaps. Remove waste in covered sacks and clear work areas daily.

PROTECT THE ENVELOPE AND SERVICES

Do not puncture the membrane for edging, pipes or furniture. Retain access to outlets, overflow, AC equipment and electrical points. Keep soil below thresholds and stop work when weather exceeds product limits.

IF A DEFECT IS FOUND

Mark it, photograph it and correct the affected work before concealment. Re-test repaired waterproofing / pipe joints and update the completion record.

HOLD POINTS TO RECORD

1. Exposed base and levels.
2. Waterproofing full cure and leak-test pass.
3. Protection / drainage / filter continuity.
4. Irrigation flush and pressure / leak test.
5. Finished grade, stable stones and drainage flow.
6. Turf / plants, sprinkler coverage and clean handover.

WHAT THE CLIENT RECEIVES

Before / during / after photographs; final area and material schedule; selected product data; membrane and irrigation test records; pipe / valve route sketch; plant list; irrigation settings; and the 30-day care schedule.

COMPLETION AND WARRANTY SCOPE

Record outstanding items and rectify them. The quotation must state the waterproofing specialist’s written warranty, plant-replacement terms, establishment visits and responsibility for daily watering. No warranty duration is assumed in this concept.

The first 30 days and ongoing maintenance

Proposed service allowance: four weekly RootSpace visits during establishment, with daily checks by the appointed site caretaker. Include this as a quotation line item.

Period	Daily / routine site care	RootSpace visit and release check
Completion to Day 7	Check moisture and visible drains daily. Keep sod consistently moist without standing water; use short cycles as commissioned and adjust for rain. Keep routine traffic off new grass.	Visit 1: inspect settling, turf contact, wilt, leaks, pop-up operation and blocked drip emitters. Correct early defects.
Days 8-14	Continue moisture checks. Reduce watering frequency only as roots develop; do not follow a fixed timer regardless of weather. Keep plant crowns and inspection lids clear.	Visit 2: check rooting, wet / dry patches and watering uniformity. Re-level minor settling and adjust spray arcs.
Days 15-21	Use stepping stones for necessary access. Check plants for stress, remove dead flowers and monitor the focal pot drainage.	Visit 3: assess the first mow only when turf is anchored and ready; match cutting height to the selected cultivar and avoid scalping.
Days 22-30	Maintain even moisture and clear leaf litter from drain-access zones. Report continuing soft spots or leaks promptly.	Visit 4: review establishment, irrigation settings, plant condition and any agreed replacement items; issue the ongoing care notes.
After Day 30	Inspect drainage after heavy rain. Mow by growth; trim borders and the trained Ficus, clear filters / nozzles and check container roots periodically.	Optional maintenance agreement: start with two visits per month and adjust by season / growth. Daily watering oversight remains assigned locally.

WATERING IS COMMISSIONED, NOT GUESSED

Record run times only after nozzle output, pressure, exposure and moisture response are checked. Keep lawn and border watering independently controllable; suspend or reduce after rain.

PLANT HEALTH AND REPLACEMENT

Use fertiliser only to the agreed establishment / soil-test recommendation; avoid routine chemical spraying. Record loss causes and apply the quotation’s replacement terms rather than promising automatic replacement.