**POLICY ON HIDDEN OBSTACLES**

Our landscape designs are done without knowledge of the exact route of underground utilities and other underground objects. If the location of an underground utility or object conflicts with the design, we will either move the design element or arrange for moving the conflicting utility or object. The property owner will be notified and any additional costs that result from either of these alternatives will be at the owner’s expense.

**UTILITIES**

* Escapes Landscape & Design, Inc. will order utility locates through Iowa One Call. Electric, water, gas, phone, and cable TV will be marked. By agreement with the utility companies’ locating service we are not to dig within 18 inches of their located lines. Escapes Landscape & Design, Inc. will be responsible for the repair of professionally located utility lines that we happen to hit. The expense of any other repair or re-routing of private utility lines is the responsibility of the property owner.
* Private utility lines are not located. Private lines are any lines that run from your house to other locations on your property (i.e. electric line running from house to detached building, gas line running to outdoor grill, etc.). The property owner is responsible for informing Escapes Landscape & Design, Inc. of the existence and location of these private lines. Any repair or re-routing of private utility lines is the responsibility of the property owner.
* Satellite TV cable is not located. The property owner is responsible for informing Escapes Landscape & Design, Inc. of the existence and location of these private lines. Repair or re-routing of satellite TV cable will be the responsibility of the property owner.
* Irrigation is not located. The property owner is responsible for informing Escapes Landscape & Design, Inc. of the existence and location of these private lines. If irrigation lines lie in the path of a landscaping feature they will be cut. Any repair or re-routing of irrigation lines is the responsibility of the property owner.
* Invisible dog fence wires are not located. The property owner is responsible for informing Escapes Landscape & Design, Inc. of the existence and location of these private lines. Any repair or re-routing of dog fence wire is the responsibility of the property owner.

**STUMPS AND ROOTS**

If we encounter stumps or large roots that are buried or hidden we will either move the design element or arrange for removing the stump or root at the property owner’s expense.

**UNDERGROUND STRUCTURES**

If we encounter underground structures (i.e. cisterns, old wells, slabs of concrete, etc.) that are buried or hidden we will either move the design element or arrange for removing the underground structure at the property owner’s expense.