



Homeowner Lawn Care Maintenance

A. Watering – Lawns

1. Watering of a new lawn is essential to good lawn growth. (Homeowners solely bear the responsibility during the growing season (mid-March to mid-October).)
2. Lawns should be watered so that water penetrates the soil to a depth of 3" - 4". Light watering is not recommended because it causes shallow roots and grass will not survive through drought periods. Water the yard twice a day – early morning and late evening. Water until 1" of water has been put down. Measure by placing a soup can in the yard to catch water while watering. Continue to water for two to three months.)
3. When establishing a new lawn, care should be taken to keep straw (if used) in place until it deteriorates. This will keep the soil moist after watering.

B. Watering – Shrubs & Trees

1. Water new shrubs and trees in accordance with weather conditions. Trees and shrubs should have approximately 1 ½" - 2" of water applied per week. Water sprinkled on leaves will act as a magnifying glass and burn the leaves, making it look like the tree died.
2. Do not over water trees and shrubs. Feel soil around the base and roots of trees and shrubs. If the soil is moist do not water. Over watering can be as harmful as under watering.

C. Fertilizing of Lawn

1. As soon as new grass emerges through the straw, the lawn should be fertilized. A starter fertilizer should have an analysis of at least 18-24-6. Fertilizer can be purchased from any farm supply store. This should be done for three consecutive months, weather permitting.
2. After the first year of lawn growth it is acceptable to apply broadleaf herbicides. Follow manufacturer's instructions for application.
3. In the Spring of the year, post-emergence weed control should be applied. This will prevent crabgrass, broad leaves and weeds.
4. When applying fertilizer and weed control chemicals, follow manufacturer's instructions for rate of application
5. Apply granulated fertilizers with a broadcast spreader is recommended.

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D. Mowing

1. A new lawn should be mowed as soon as the lawn has reached 4" in height.
2. Lawn should be mowed to a height of 2 ½" - 3". This will protect grass roots from heat stress and keep the lawn green.
3. Grass clippings should not be removed from the lawn unless it is excessively long or contains weeds. Clippings contain nutrients which stimulate lawn growth.

E. Bare Spots

1. In accordance with "Indiana Quality Assurance Builders Standards", Section 22, page 129, "It is the homeowners' responsibility to purchase additional grass seed and reseed as needed and to replace any straw that blows away.

The establishment of the lawn, additional dirt work, and reseeding, settling, erosion and down spout washout becomes the responsibility of the homeowner at the time of occupancy or installation, whichever occurs later. Any defects at the time of the homeowner's walk-thru or installation must be noted. Builder will correct defects, but Builder is not responsible for the life or condition of the landscaping, trees, and shrubs beyond the time of closing (Indiana Builder's Standards 1999).

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