



LANDSCAPE
AND
LAWN SPRINKLER
MAINTENANCE / CARE GUIDE

Owner: _____

Address: _____

Date: _____

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NOTE:

This care guide has been furnished as a guideline for reference concerning proper maintenance procedures for landscape and irrigation installations on newly constructed landscapes. Certain components of your installation including live materials, require ongoing care throughout the seasons to be properly maintained. All applicable warranties are subject to the proper care and maintenance of the installation. Each warranty request will be subjected to a professional evaluation conducted by Grassroots of these efforts prior to granting any repair or replacement of live material.

NEWLY SODDED LAWNS

After Sod Installation:

- 1) New sod should be watered heavily for the first few weeks after installation. The sod should be kept damp until filament root establishment. Watering after establishment should be at a rate of 1" of water per week, across entire area of new sod. If no automatic sprinkler system is installed, supplemental watering will be needed to achieve a healthy stand of grass, and ensure viability of turf through dry periods or extreme heat. Contractor to conduct initial watering upon laying of sod. After initial watering, installed irrigation will be activated to supplement watering needs. If no irrigation exists, watering should be conducted as needed by owner.
- 2) All traffic across new sod should be kept to a minimum as it separates seams and disturbs the underlying grade.

First Mowing:

- 1) The first mowing can usually occur about (3) weeks after installation or when the sod reaches a height of 3"-3.5," depending on sod type.
- 2) Adjust mower height to approximately 2.5" for Bermuda and 4"-5" for Fescue & Zoysia, be certain the blades are sharp prior to cutting.
- 3) Repeat mowing procedures approximately once a week during the growing season Bermuda/Zoysia is June 1st-September 1st Fescue is March 1st-June 1st also October 1st-November 1st. Do not remove more than 1/3 of the grass blade per mowing.

Weeding/Fertilization:

- 1) After the first mowing, feed your new sod with a high nitrogen fertilizer. After establishment, a pre-emergent should be used in early spring to keep the weeds to a minimum. You may also find it necessary to use a broadleaf and grassy weed selective herbicide to help control encroaching weeds as new sod greens in the spring, or throughout the growing period.
There are many companies specializing in this service and it is recommended that one is contracted to perform this service to guarantee a healthy lawn.
- 2) At approximately (6) week intervals from April through October, fertilize your lawn with a well balanced fertilizer at the recommended rate. It is best to fertilize in two directions at ½ the recommended rate to assure proper coverage and overlap. Remember, more frequent, light applications will give better color than less frequent, heavy applications.

General Notes:

- 1) Once established, a new lawn will perform better when watered heavily a fewer number of times, rather than lightly a greater number of times. This promotes a deeper root growth and a healthier stand of grass.

- 2) Winter watering is important, especially the first year when the root system may not have fully developed. Water your lawn at least once every four weeks, or 1” per week supplemental to rainfall.
- 3) As your lawn gets older and more dense, you may need to aerate in order to facilitate air movement and water intake to the root system. We recommend aerating your lawn at least once per year. Depending upon the traffic your lawn is receiving.
- 4) Do not be alarmed if weeds should appear in your new lawn as this is perfectly normal. These weeds have come from seeds found in your soil or have been blown in. The weed seed germinates when activated by specific temperature and water. The weeds can be eradicated and controlled through proper treatment procedures.

****Please consult a professional prior to applying any herbicide, fertilizer, or other lawn chemical to ensure proper safety measures and application procedures are followed****

NEWLY SEEDED LAWNS

Immediately Following Seeding:

- 1) During grow in the seed bed should be evenly moist at all times until most of the seed has germinated. ***Overseeding and/or reseeded will be required to grow in bare spots, and achieve a full healthy looking lawn.*** Overseeding should be done during the recommended time of year based on seed type, and proper installation methods for best success. After initial seeding, installed irrigation will be activated to supplement watering needs. If no irrigation exists, watering should be conducted as needed by owner.
- 2) Do not allow the seed bed to become excessively dry as it will stress the new seedlings.
- 3) Do not apply herbicides to the new lawn as these will burn the new seedlings (see “Weeding/Fertilizing”).

First Mowing:

- 1) The first mowing can usually occur between three and four weeks after the seeding has taken place. Mow in alternating directions without catching clippings unless there is an abundance of flowering weeds.
- 2) After the first several mowings, you can begin to catch the clippings if you choose. Mow approximately once a week during the growing season at a height of about 2.5-3.5”.

Weeding/Fertilization:

- 1) After the grass plants have two leaves, you may want to apply a light application of a high phosphate fertilizer. If you start to see yellowing of seedlings, this also indicates

it's time to fertilize.

- 2) After first several mowings, the lawn is ready for an application of fertilizer and/or Weed control. Be careful not to apply too much as this will burn the young lawn. A liquid spray application of a broadleaf herbicide can also be used to treat weed growth.
- 3) At approximately six-week intervals, fertilize your lawn with a well balanced fertilizer at the recommended rate. It is best to fertilize in two directions at ½ the recommended rate to assure proper coverage and overlap.
- 4) If weeds persist, mow them before they flower, making sure to catch all clippings. Also make several follow-up herbicide applications; spot spraying will probably be more effective and more efficient.

General Notes:

- 1) Do not be alarmed if weeds should appear in your new lawn as this is perfectly normal. These weeds have come from seeds found in your soil or have been blown in. The weed seed germinates when activated by specific temperature and water. The weeds can be eradicated and controlled through proper treatment procedures.
- 2) Once established, a healthy lawn will help keep weeds from proliferating.
- 3) Never remove more than 1/3 of the grass blade when mowing.
- 4) Winter watering is important, especially in the first year when the root system may not be fully developed. Water your lawn at least once every four weeks.
- 5) It can take over one full growing season for your lawn to “grow in” to its potential. Proper care and maintenance will ensure a healthy lawn, as well as speed this process along.

****Please consult a professional prior to applying any herbicide, fertilizer, or other lawn chemical to ensure proper safety measures and application procedures are followed****

LANDSCAPE BEDS

Pruning and Trimming:

- 1) In general, prune or trim shrubs and trees to maintain desired form and growth characteristics of plant. Avoid severe pruning during excessive cold, drought, or heat. Consult a professional for specific pruning techniques for various species.
- 2) Generally, make all cuts at the branch collar or node of plant branching.
- 3) Pruning Trees will not generally be necessary for two to three years.

Watering:

- 1) Winter watering is extremely important and should take place approximately every three weeks or when there are spells of dry, warm weather. Deep root watering on all trees, is also good practice.
- 2) Avoid over-watering of plant material as this is a major cause of problems in plant defects and/or pest. In general 1" per week of water over entire planted area is a good guideline for water needed.
- 3) Check soil moisture as often as possible to determine water needs of the plant. The soil should be moist, not wet or dry.

Fertilizing:

- 1) All plant material should be fertilized each spring with a well balanced fertilizer.
- 2) All evergreen plant material should be treated with iron supplement approximately twice per growing season. This keeps the leaves from yellowing.
- 3) Insect problems should be corrected with insecticides as they are encountered. Weekly inspections should keep these in check; however, if insects are a problem, call A professional for the proper treatment procedure.

Perennial Flowers:

- 1) Perennials must be fertilized in order to perform well.
- 2) After perennials flower, the seed heads should be removed to promote plant growth

instead of seed production.

- 3) Perennials should be cut back to the ground in late fall or early spring.
- 4) After several years, some perennials may need to be thinned or divided. A reduction in flower production is generally a good indicator that this needs to take place.

AUTOMATIC IRRIGATION SYSTEM

Your new underground irrigation system should provide you with many years of trouble-free operation providing these simple maintenance procedures are followed:

All sprinkler systems in this area require winterization to avoid potential problems from freezing temperatures. This process involves removing an above ground valve, and blowing compressed air through lines. This process is reversed to start up the system in the spring. It is recommended that servicing be performed by a professional licensed to service and repair backflow assembly devices.

Winterization Procedure:

- 1) Close the main supply.
- 2) Connect the air compressor to the service tee located on the vacuum breaker.
- 3) Turn the controller to the station #1 and start compressor.
- 4) Force air through station #1 until the water has been blown out. Continue the process through stations #2, #3, etc. until all stations have been blown out completely.
- 5) Open all drain valves and petcocks on the vacuum breaker.
- 6) Turn off the controller but allow to run so that lubricants stay on clock motors.
- 7) While your system can be drained without blowing out, we recommend blowing it out with compressed air. This removes all water and relieves the stress that ice may cause in our harsh climate.

Spring Start-Up Procedures:

- 1) Close all drain valves located at each grouping of control valves.
- 2) Close the petcocks on the vacuum breaker (RPZ). This is the piece of equipment that appears above ground.
- 3) Close the drain located in the pit where the waterline was “tapped”.
- 4) Open the supply valve very slowly. This valve is also located in the pit where the tap

was made.

- 5) Open the ball valves on the vacuum breaker to energize the mainline. These should be opened slowly.
- 6) If your controller is equipped with a battery, replace it. Set time, day and date. Program each stations time according to the averages listed in Item#3 under “General Notes” (following page).
- 7) Run through the entire system to assure proper working conditions and to check for leaks.

Weekly Maintenance:

- 1) Inspect heads and nozzles for proper coverage and working condition.
- 2) Check for and clean any dirty nozzles or filter screens.
- 3) Inspect components for damage due to lawn maintenance procedures.
- 4) Inspect lawn and beds for overly dry or overly wet conditions and adjust accordingly.

Monthly Maintenance:

- 1) Perform all weekly procedures.
- 2) Adjust times on controller to compensate for different temperatures and precipitation each month.
- 3) Run through the controller to assure proper working condition.

Yearly Maintenance:

- 1) Perform all monthly procedures.
- 2) Inspect all components (heads, valves, etc.) to assure proper working condition.
- 3) Adjust heights of heads to accommodate fluctuations in turf height.
- 4) “Start-Up” and “Winterize” systems (see detailed explanations).

General Notes:

- 1) It is important to repair any malfunctioning equipment as soon as possible especially during the hot mid-summer months.
- 2) Check for spots that appear to be dry. The sooner these are corrected, the less damage there will be.

- 3) Spray heads apply more water than rotary heads in the same amount of time. therefore, these stations will need to run for a shorter period of time. Average station times are as follows: Drip Zones 45-60 minutes; Spray Zones 5-20 minutes; Rotary Zones 20-45 minutes. These times are only averages and will vary depending on the time of season, plant material type, wind and soil conditions.

MONTHLY CHECKLIST

JANUARY:

- 1) Prune dead wood from trees and shrubs (except maples, birches and walnuts)
- 2) Conduct winter watering if needed

FEBRUARY:

- 1) Prune dead wood from trees and shrubs (except maples, birches and walnuts)
- 2) Conduct winter watering if needed

MARCH:

- 1) Apply pesticide for borers if you have borer problem
- 2) Conduct winter watering if needed

APRIL:

- 1) Prune plant material and re-mulch
- 2) Begin lawn mowing operations
- 3) Apply crabgrass preventative and lawn pre-emergents
- 4) Apply post emergent herbicide for existing weeds
- 5) Fertilize lawn
- 6) Remove tree wrap if installed
- 7) Activate sprinkler systems-Usually between April 15th and May 1st or after last frost

MAY:

- 1) Install annuals
- 2) Fertilize trees, shrubs, and perennials.
- 3) Spray apples, crabs, pears, mountain ash and pyracantha to prevent fire blight
- 4) Inspect for any winter kill or areas requiring remediation
- 5) Re-mulch if needed
- 6) Inspect sprinkler system operation/adjust timing as needed

JUNE:

- 1) Fertilize lawn
- 2) Check all trees and shrubs for insect pests
- 3) Continue mowing operations
- 4) Inspect sprinkler system operation/adjust timing as needed

JULY:

- 1) Check for lawn fungi
- 2) Fertilize lawn
- 3) Prune shrubs after flowering
- 4) Continue mowing operations
- 5) Head back annuals
- 6) Inspect sprinkler system operations/adjust timing as needed

AUGUST:

- 1) Continue mowing operations
- 2) Head back annuals
- 3) Inspect sprinkler systems/adjust timing as needed

SEPTEMBER:

- 1) Fertilize lawn
- 2) Continue mowing operations
- 3) Head back annuals
- 4) Inspect sprinkler system/adjust timing

OCTOBER:

- 1) Clean off tops of dried perennials
- 2) Plant fall bulbs
- 3) Adjust staking of new trees if installed
- 4) Head back annuals
- 5) Winterize Irrigation System-Usually Between Oct 1st and Oct 15th or prior to first frost.

NOVEMBER:

- 1) Mulch Roses and tender perennials
- 2) Wrap trees
- 3) Apply Pre-emergent to lawns and beds
- 4) Remove annuals

DECEMBER:

- 1) Conduct winter watering if needed

PLANT SPECIES

Below is a list of plant species that have been installed in your landscape. You might find one or a combination of several of these plants within the plant pallet on your home. This list and planting design was developed by a landscape architect based on regional hardiness and availability in this area. To deliver the most healthy, viable plant possible, at an affordable price and availability, these particular plants were pre-designed into your bed arrangement with sourcing arranged prior to the home construction. Although we would love to customize every plan, the species, sizes, and quantities, are already pre-determined in your landscape package and not available for customization. Below are some of the common names of species that occur within the plant packages for your reference. This list should be used for reference concerning long term care options for specific plant species.

Plant Species List:
Common Name

October Glory Red Maple
Autumn Blaze Red Maple
Legacy Sugar Maple
Pin Oak
Shumard Oak
Standard Crape Myrtle
Dwarf Crape Myrtle
Flowering Dogwood
Eastern Redbud
Oklahoma Redbud
Nellie Stevens Holly
Oakleaf Holly
Wintergreen Boxwood
Dwarf Burford Holly
Compact Japanese Holly
Hellori Holly
Indian Hawthorne
Firepower Nandina
Standard Nandina
Knockout Rose
Loropetelum Chinense
Crimson Pygmy Barberry
Goldmound Spirea
Dwarf Maiden Grass
Fountain Grass

ONE YEAR WARRANTY

All trees, plants, and lawns are guaranteed to be alive and viable at time of installation and to remain so for a period of one (1) year from installation. All sprinkler and irrigation systems are guaranteed to function properly for one (1) year from installation. All other items installed by company are guaranteed to function properly for one (1) year from installation. In the event any material or living material as guaranteed fails, the company will promptly replace it. The company is in no event responsible for failures of, or defects in materials, or living material due to the owner's negligence, unreasonable use, lack of proper care or maintenance, or due to adverse weather conditions including extreme temperature, drought, or damage to plant material caused by acts of God or acts of other persons not controlled by the company.

THIS WARRANTY IS LIMITED TO THE REPLACEMENT OF MATERIALS, AND/OR CORRECTIVE REPAIR TO REMEDY DEFECT. THE COMPANY IS NOT LIABLE FOR ANY CONSEQUENTIAL DAMAGES OR INCIDENTAL DAMAGES OTHER THAN INCIDENTAL DAMAGES EXPRESSLY IMPOSED BY LAW ARISING OUT OF THE FAILURE OF ANY PART OF THE WORK DONE OR THE MATERIAL USED ON THE OWNER'S JOB.

ALL IMPLIED WARRANTIES, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY AND OF FITNESS FOR ANY PARTICULAR PURPOSE ARE LIMITED TO ONE (1) YEAR FROM THE DATE OF INSTALLATION OF MATERIALS PROVIDED BY THE COMPANY UNDER CONTRACT OF WHICH THIS WARRANTY IS A PART.

GRASS ROOTS LANDSCAPING, LLC

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