



## FOCAL POINT H O M E S

### Yard Settlement and New Lawn Maintenance

**Yard Settlement** is very common with new construction. Settlement typically occurs in areas where the dirt has been excavated and the void then re-filled, which over time can cause settling and self-compaction. To fix areas that settle, add dirt to the areas of concern, tamping the areas down and then spreading seed and straw. Focal Point Homes will come out one time in the first year to repair this natural settlement if it occurs.

**New Lawn Maintenance/Starter Lawn** – A starter lawn in our region typically consists of fresh fescue sod or seed/straw. There is no warranty on the life of grass.

- Sod takes about two weeks to develop shallow roots and six weeks for deep rooting.
- Your yard is raked clean of exposed rocks prior to laying sod. However, rocks will work their way to the surface after rain events. This is very common and you should remove the rocks by hand.
- WATER is the most important item your new lawn needs.
  - You should keep your new starter lawn moist for the first 3-4 weeks.
  - Mornings and late afternoon are the best times to water your yard. Remember to adjust the watering schedule to account for rainfall. Overwatering can cause disease and fungus to grow.
- Spot seeding will be required, especially in areas where the individual rolls of sod meet.
  - These are common areas where you may see gapping.
- Once your yard is established/rooted you can mow your new starter lawn
  - Keep your mower blades sharp so they cut the blades of grass versus tearing the blades.
  - For the first few weeks, bag the grass clippings after each cut so the grass clippings don't kill your brand-new lawn.
  - Keep your mower deck height a minimum of 3 inches to promote a healthy established lawn.
- Your lawn will need to be fertilized and or limed.
  - Do not fertilize in hot weather.
  - You should fertilize your lawn at least twice a year to ensure good overall health.
    - Late spring and early fall are the recommended times.
    - Water your yard after applying fertilizer.
  - Do not over-fertilize your yard. This can cause burning or promote weed growth. Follow the manufacturer's pounds per square foot guidelines.
- Aerating and overseeding your lawn also promotes a healthy, thicker lawn by allowing the soil to breathe and it encourages deep root growth.
  - Prior to aerating, thatch the entire yard.
  - Overseeding your yard is a common practice which is typically performed at the same time as aeration.
  - Once you have aerated and overseeded your yard, you will want to water regularly and stay off the lawn long enough to give the new seeds time to grow.