

Your New Lawn

Most new lawns are seeded during the building process; however, those homes with closings during the winter months may need to be seeded the following spring. An addendum will be added to the contract for these instances. Regardless of the timing, once the lawn has been seeded and covered in straw, it becomes the sole responsibility of the homeowner to care for and maintain. ***Your lawn is not warrantied past the initial seeding.***

The only exception to this rule is if any damage is done to the yard that is directly related to activity of the builder, and made by the builder. For example: if your home is located on a street with ongoing construction, there might be areas of runoff or swales that need to be regraded to allow for proper drainage once a neighboring property is complete.

Panhandle Homes adheres to all county and state codes regarding grading. If there is a problem with your yard's grading, a builder representative will inspect it to ensure it meets these codes.

Though there are a lot of positives with new construction as opposed to an existing house, the grass is not one of them. In a new construction, you have newly disturbed earth, and are therefore starting the grass growing process from scratch. It may take **years** of quality care to have the yard you really want.

Up until settlement, Panhandle Homes maintains the yard for you. Depending on the time of year the grass seed was laid down, this may or may not include the whole of Step One below. After settlement, the care and maintenance process should be continued wherever Panhandle Homes left off just prior to your closing. ***After you take possession of your new home, this responsibility becomes yours.***

We use Kentucky Fescue 51 seed, which is a hearty grass for this area. It is meant to survive and thrive in our climate zone. Here is a step by step guide to a beautiful lawn.

- 1) After grass seed is installed and protected with straw, it should be misted with water one or two times a day, usually morning and midday, to allow for the grass seed to germinate. The soil should be kept moist, but not sopping wet. Continue to mist the grass in this fashion until it has grown long enough for its first mow (between 2 ½ - 4 inches tall).
- 2) Whenever you mow the grass, make sure you do not take more than 1/3 of the grass blade off at one time. This strangles the grass and stops the growing process. You may need to raise the blade of your mower to allow for any extra height.
- 3) After you first mow the grass, continue to water the grass with a deeper watering (penetrating 6-8 inches of the soil) one to two times a week, depending on the weather.
- 4) After your lawn is established, continue to water once or twice a week if needed, penetrating 3-4 inches of soil, again according to the weather.
- 5) ***DO NOT FERTILIZE YOUR GRASS FOR THE FIRST YEAR.*** Fertilizer uses a lot of nitrogen, which gets hot and burns up your grass growth. Feed it instead with a standard lawn food, which you can find at the local hardware store. Feed every 6-8 weeks.