

J/J LANDSCAPE SERVICES, LLC

WARRANTY INFORMATION

We offer a 1-year warranty on sprinkler system parts and installation. Damage to your backflow and/or your sprinkler system, caused by freezing temperatures, intentional or unintentional cuts in the line or to a sprinkler head, is not covered under the warranty above and any repairs will be an additional cost to the homeowner. To prevent damage to your backflow and sprinkler system please follow the instructions provided with your homeowner's manual for draining and also have your sprinkler system professionally blown out to remove any excess water each year.

We offer a 30 day warranty on the sod from the date of installation only to root. We do not warranty sod that has been destroyed due to over watering, under watering, animals, insects, homeowner neglect or by any act of nature or god. Any repairs that are not under warranty will be an additional cost to the homeowner.

We offer a 1-year/ 1-time replacement, which ever comes first, warranty for your trees and shrubs against disease and defect. We do not warranty plant material that has been destroyed due to over watering, under watering, animals, insects homeowner neglect or by any act of nature or god. Please refer to the “**General Guidelines for New Lawn Care**” Winter Watering section for proper instruction on how to care for your trees and shrubs. Please call or visit the website for the city you live in for more information on planting and watering your plant material during a drought.

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GENERAL GUIDELINES FOR NEW LAWN CARE & MAINTENANCE

NEW SOD CARE

Immediately after the sod has been laid, begin watering by giving the sod a thorough soaking. Continue watering twice a day for the first 7-14 days using an amount of water that will keep the soil under your new sod moist to a depth of about 2-3 inches. Once your sod has knitted (established) into the soil, approximately 2-3 weeks, water thoroughly every 2-3 days to help stimulate deep root growth. (See the section on **WATERING** for more information.) You can check the sod to see if it has knitted into the soil by tugging gently at one corner – if you feel resistance, it is established. **Do not** mow, fertilize or apply any herbicides until the sod has been established.

Mowing may be started as soon as the sod is firmly knitted into the soil. The first few times your lawn is mowed, it should be done in a manner diagonal to the way the sod was laid. **Never cut off more than 1/3 of the grass height.** Your mower should be set at a minimum of 1 3/4" in height. (Optimum height is 2" – 2 1/4"). Mowing too short exposes the shaded lower stems to sunlight, causing them to burn and turn brown. If grass is too high, reduce its height a little at a time. For best results, mow your lawn when your grass is dry.

Monitor your lawn continuously. If wilting, dryness or discolorations occur increase watering times accordingly. If water is standing or forming puddles decrease watering times accordingly.

WATERING

Watering your lawn the proper amount and length of time varies with the type of soil you have, location, sun exposure and weather conditions including humidity, wind, precipitation and temperature. **Please note that during a drought, you must follow the watering restrictions for your city and or water district. Please call or visit the website for the city you live in for more information.**

There are many types of soil, however, the most common in Colorado are soils that contain more sand and soils that contain more clay. **Sandy soils** hold the least amount of water and the most amount of air. This means that water moves faster in sandier soils. **Clay soils** hold the most amounts of water and the least amount of air. This means that water moves slower in clay soils. Clay soils also hold moisture longer than sandy soils.

It is important to remember that each layer of soil must get very wet before it will move deeper into the soil. **Optimum water penetration into the soil is approximately 6 inches deep.**

WATERING – Continued

Proper watering is essential to maintain a healthy, vigorous lawn. Below are general guidelines for you to follow. **Please note that during a drought, you must follow the watering restrictions for your city and or water district.**

For established lawns, water 4-5 days a week and apply approximately 1-1 ½ inches of water per week per lawn. **Your lawn will require more water** in hotter areas or during hot and windy weather or where there are tree roots near the surface. **Your lawn will require less water** during cloudy, rainy and cool weather.

To measure how long it takes to apply the proper amount of water, turn the sprinkler system on and place 3-4 straight-sided cans scattered under the sprinklers. After 20 –25 minutes, measure the amount of water in each can. Divide the total amount of water per week by the amount of water in one can and the result is the number of days a week to water your lawn. Please remember to program the time in each zone of your yard. **Also, please remember to complete these same steps if you have a lawn in the back of your home.**

Example:	Total amount of water to apply in 1 week	=	1.50 inches
	<i>Divided By</i>		
	Amount of water in can after 25 minutes	=	.375 inches
	<i>Equals</i>		
	Total number of days <u>per</u> week to water lawn	=	4 days

Monitor your lawn continuously. If wilting, dryness or discolorations occur, increase watering times accordingly. If water is standing or forming puddles, decrease watering times accordingly.

If you have changed the watering times but you are still noticing dryness or discolorations, the zone in question should be turned on and observed for proper coverage. Adjustments may need to be made to the sprinkler heads and or sprinkler heads or nozzles may need to be replaced to achieve proper coverage and or precipitation rate.

ADDITIONAL MAINTENANCE

To maintain a healthy lawn, apply fertilizer approximately every 5 weeks from May 1 to September 30. Immediately after you have fertilized your lawn, water it thoroughly as to avoid burning the lawn. **Do not** use high nitrogen fertilizer during hot weather also to avoid burning the lawn. Fertilizers containing Nitrogen, Sodium Phosphate and Potash generally work better with Colorado’s climate and soil types.

Aerating your lawn in late spring and early fall can improve water penetration and lawn performance. After you have aerated your lawn, apply the fertilizer mentioned above.

WINTER WATERING

Your lawn, trees, and shrubs need to be watered during the winter when your sprinkler system has been turned off and drained down. Winter watering is very important in the Denver area due to the very low humidity and dry cold winds. It is these two factors that have the most impact on the survival rate of your plants. It is **ESSENTIAL** to manually water newly planted trees and bushes at least once a month throughout the winter. During a dry winter, such as 2002, you should use about 1 to 2 gallons of warm water (from the faucet) and water around the trunk of the trees and bushes. During a normal winter, twice a month is enough.

WINTERIZING

Every fall you must maintain your sprinkler system by having it “winterized”. This means that your sprinkler system must be drained out and any excess water professionally blown out with compressed air to prevent damage caused by freezing temperatures. Any damage to your backflow and/or your sprinkler system, caused by freezing temperatures, will require repairs and are an additional cost to the homeowner.