



“Making Neighborhoods Beautiful One Yard at a Time”

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Lawn Renovation Warranty & Watering Instructions

Twins Lawn Service would like to thank you for choosing us as your preferred landscape installer. The installed grass material is accompanied with a limited warranty as indicated in our Lawn Renovation Warranty & Watering Instructions:

Watering Instructions

IF YOU FAIL TO WATER YOUR GRASS, IT WILL DIE. GRASS THAT HAS DIED DUE TO DROUGHT OR LACK OF WATER IS NOT COVERED UNDER OUR WARRANTY.

General Water Wisdom:

- Water slowly, avoid runoff
- Make sure water penetrates deeply to establish healthy roots
- Avoid frequent, light sprinkling
- Measure rate of flow from your hose, or use a can or bucket of known volume
- Account for rainfall and weather conditions
- Sandy, dry soils need more water
- In the heat of summer, you may have to water more often.
- Check soil moisture by physical inspection
- Too much water can kill grass and encourage fungal growth; soil should never be soggy. Roots need air as well as water.

Grass seed & hydroseed:

- Newly seeded lawns require a continuous supply of moisture for germination and root establishment. This moisture must come from rainfall or irrigation (manual or automatic). It is highly improbable that it will rain every day for the four weeks following seed installation. It is the responsibility of the property owner to water frequently to keep the soil moist to ensure seed propagation.
- In times of heavy rains, after a new grass seed application, some pooling, puddling or webbing can occur. Overseeding by hand or raking these streams with a soft rake can help re-distribute the seed evenly as necessary.
- Your lawn needs food to survive. Lush green lawns are the product of continuous care, proper mowing techniques and fertilizer / pest programs. Seeding is only the first step in achieving a lush green lawn with sufficient, sustainable root structures.

- Don't get pessimistic... grass takes time to germinate and grow. Expect 10-14 days after seeding to see any germination and up to 3 or 4 weeks for growth.
 - Typical lawn propagation takes two full growing seasons with proper maintenance to achieve a mature product. It is your responsibility to propagate this product post seed application.
- **Initial watering**
 - Keep newly seeded grass areas consistently moist until an even stand of seedling growth is established.
 - During the establishment phase, watering once to twice daily during months of March through April is generally sufficient. On hot summer days, watering three to four times a day may be necessary.
 - Initially, water for 5 minutes twice daily for the first 3 to 4 weeks following planting, and continuously thereafter to maintain a healthy green lawn.
 - Try to avoid puddling or washing, but water thoroughly; avoid water run-off as this will prevent seed from washing away.
 - A secondary phase of watering can begin once the grass is 1" tall. Reduce frequency to 3 to 5 times per week (every other day). Hot summer will require five or six times per week. Reduce watering during wet or cool periods.
 - Decrease the amount of water gradually as lawn starts to fill in to encourage deeper rooting.
- **Mowing**
 - A new lawn should be mowed as soon as the grass blades are 2-3" tall. Delay in your first cutting encourages weed growth and causes long blades to bend over and subsequently tear when cut. This can result in burning of the grass.
 - Mowing also encourages lawn propagation which "chokes" out weeds.
 - Subsequent mowing should be completed every week with sharp mower blades. The general rule is to never mow more than one-third of the grass length in any one cutting.
- **Weeds**
 - Weeds are commonplace in any new lawn. It is a matter of fact that you will not be able to prevent weeds from seeding in your newly seeded lawn. These seeds are airborne and will find a place in the lawn. Weeds are worked out with the first full season of lawn care application.
 - DO NOT use weed killer or pre-emergent fertilizer on a new lawn. It will prevent a newly seeded lawn from growing properly.
- **Rocks & Pebbles**
 - Small rocks and pebbles are commonplace in newly installed lawns. We use screened loam sourced from the same reputable and reliable company for each lawn renovation. You may see rocks, pebbles and wood material. This is normal and should not cause concern.
- **Fertilizer**
 - The new grass will need a strong application of starter fertilizer after the first mowing and again 30 days later. Apply fertilizer on the lawn area when it is dry and then water thoroughly.
 - Use a standard starter fertilizer (like 19-19-19)
 - DO NOT use weed and feed products on a new lawn.

- **Growth/When will you see new growth**
 - Air & ground temperature, available moisture, and sunlight effect the germination times of seed. Most ryegrass and fescue will germinate in 7-14 days. Kentucky bluegrass germinates in about 20-25 days.

Limited Seeding Warranty (included)

It is understood and agreed that the customer must follow the care and maintenance recommendations included in this warranty and is responsible for proper watering. Further, if the lawn is found in a dry state that this warranty is null and void.

- Seeding service cannot be guaranteed, as seed is a live product and there are many contributing factors to a healthy/successful lawn renovation, many out of our control and regardless of our workmanship.
- The lawn renovation service includes initial seeding/fertilizer and one (1) return trip three (3) to four (4) weeks following initial seeding for overseeding and starter fertilization.
- Twins Lawn Service LLC warrants that all work will be done by professional personnel to industry standards and that all materials used will be of the highest quality obtainable. We use only premium seed and will supply care and maintenance information (see above) that the customer needs to comply with for quality grass growth. Twins Lawn Service agrees to reseed any areas that have not developed as described above (method used shall be our option) within the limited warranty period at no expense to the customer. This warranty is for a period of thirty (30) days from installation. Our limited warranty period is based on a seed germination occurring between 2 and 4 weeks depending on variety of seed used and the customer following proper watering and care practices.
- If you have an inground irrigation system, to minimize potential damage, please have your sprinkler heads marked prior to our arrival. We will not be held responsible for any damage to sprinkler heads, irrigation lines, electrical dog fences, or underground wires.

Additional Seeding Warranty (available for purchase)

It is understood and agreed that the customer must follow the care and maintenance recommendations included in this warranty and is responsible for proper watering. Further, if the lawn is found in a dry state that this warranty is null and void.

- Additional warranty to guarantee grass growth above and beyond the included limited warranty. Available for additional purchase with our lawn renovations.
- Provides additional follow-up beyond what is included in limited warranty (i.e. initial seeding/fertilizer and follow-up overseeding/fertilizer in 3 to 4 weeks after initial lawn renovation).

- Covers the lawn renovation and guarantees seed germination through the growing season (November 31) of the year in which the lawn is planted, unless otherwise specified in writing. Provides additional follow-up visits for re-seeding, additional soil for proper seed growth and additional fertilization treatments to ensure proper nutrient composition to benefit proper seed germination and growth.
 - Up to two (2) additional visits for seed
 - Up to three (3) additional visits for fertilization treatments and weed control

What is not covered under our Limited or Additional Seeding Warranty

- Vandalism
- “Acts of God”/abnormal weather conditions beyond our control, including but not limited to: excessive rain, flooding, damaging winds, and early/late seasonal conditions
- Improper watering (over or under watering)
- Washouts, relocation, or ponding caused by excessive watering or hard rains
- Animals/pets, children, vehicles, and equipment
- Original work installed by Twins Lawn Service, LLC that is subsequently repaired, adjusted, or modified by an individual or entity other than Twins Lawn Service
- Improper fertilizing and/or chemical applications
- Moss, fungus, or insects
- Bare patches due to puddling, guttering, runoff from roads or driveways or damage from dogs, children, or equipment is not included
- Seeding work completed with seed NOT provided by Twins Lawn Service
- Twins Lawn Service will not warranty any work in which the customer opts out of any step deemed necessary by us for a successful stand of grass.
- Seeding completed in July and August will not be covered under this warranty. Twins Lawn Service recommends all seeding being completed in early Spring or late Fall for best results.

Limited and Additional Warranty Information

The foregoing is the sole warranty options for seeding work completed by Twins Lawn Service, LLC. Twins Lawn Service is not liable for any other warranties, expressed or implied, orally or in writing, by any Twins Lawn Service Employee. The terms of this warranty can only be amended by a Twins Lawn Service, LLC owner and customer. There will be no cash refunds if the customer agrees to allow Twins Lawn Service the opportunity to implement the terms of this warranty. Warranty is void on any past due accounts. This warranty shall be void and will not apply to grass products installed by Twins Lawn Service then subsequently repaired, adjusted, moved or modified by an individual or entity other than Twins Lawn Service, LLC.