

Maintenance Tips

Drywall Cracks

As your home dries and settles, minor drywall cracks will appear. Put a small amount of white, interior, paintable, latex caulking on your finger and fill in the crack. Wipe the excess off the wall lightly with a damp sponge. Let the caulking dry, then paint the crack with your touch up paint kit. Be sure to look at your deco sheet for the proper color of paint.

Appliances

Your appliances are covered under a manufacturer's independent service plan for one year. Be sure to mail in the applicable warranty information to the manufacturer as soon as possible. Without that information, the manufacturer will be unable to assist you.

Dishwasher

The first time you run your dishwasher, stay and watch it through the entire cycle. If any leaks appear, shut it off and mop up any water immediately, then call our Customer Service Department at (425) 454-8690.

Windows

Use a mild detergent and water to clean vinyl window frames and occasionally vacuum the glide track. Windows with the mark "Tempered Glass" are very susceptible to scratches and gentle care is recommended. Most vinyl windows have tracks which collect dirt and debris resulting in blockage of the "weep holes". Weep holes are slots cut into the frame which drain water out/off the tracks. Toothpicks or pipe cleaners are typically used to clean these drains. For more details or service please contact your window manufacturing representative.

Plumbing

Do not use drop-in toilet cleaners. These products will damage your toilet. They adversely affect the plastic and rubber components. Only one use of these cleaners can lead to parts' failure. This kind of failure or damage is not covered under the 2-10 Home Buyers Warranty.

Low Flow Toilets

Since July 1st, 1993, the Washington Water Conservation Act has mandated that 1.6 gallon toilets be used in all new construction. These toilets conserve water when flushed, as only 1.6 gallons of water is used to remove the waste. The toilets that most of us grew up with were the 3 to 5 gallon toilets, which allowed more water volume when the toilets were flushed. Due to the low water volume, the low flow toilets can have clogging problems. The clogging does not indicate that the toilets are installed incorrectly or that they are inadequate. Therefore, a clogged toilet is not covered.*

Here are a few things you can do to prevent and/or take care of possible clogging.

- Do not use heavy toilet paper as it does not flush as easily as thinner paper.
- Hold the handle down to the count of three. This will allow approximately 1 extra gallon of water to assist in removing the waste.
- If the toilet does get clogged, use a plunger or toilet auger to aid in flushing the toilet.

* Note: Do not hesitate to contact Customer Service if you notice either of the following:

- There may be additional problems if drains as well as the toilet are backing up.
- If the toilet backs up immediately upon moving into your new home, it could be construction debris in the lines and may require an auger to clear the lines.

Always try to use a plunger first before calling for service. Caution: Excessive use of a plunger may cause the toilet's seal or wax-ring to loosen and therefore leak.

Tub/Tile Caulking

At least twice a year, visual inspections of the caulking joints around plumbing fixtures should be made. Inspect the following:

- Bath Tub/Shower - Caulk joints along the edge of the tub/shower units (floors and walls). This is a homeowner maintenance item and we will not repair damage to floors due to lack of maintenance.
- Tile Wall Recesses - Joints at vertical and horizontal wall transitions.
- Backsplashes - Joints between counter tops and wood/tile trim.
- Plumbing Fixtures - Sink and tub valves are sealed around the perimeter to prevent seepage under the finished surfaces.

Surface Care

Plastic Laminates

Basic Care:

Plastic laminates are easy to care for. Most cleaning can be done with warm soapy water and a sponge, or with a household ammoniated liquid detergent. Abrasive cleaners should not be used.

Do not set hot pans on plastic laminates. This may either scorch the laminate or create a bubble in its surface. Scorches are a permanent damage. Bubbles can be repaired by a qualified installer.

Stains:

Plastic laminates are susceptible to staining from a wide variety of foods. Although the stain may persist for several days, repeated cleaning with all-purpose cleaning agents will usually remove such stains.

Vinyl Floors

Furniture and appliances may cause indentations in your new floor unless proper rest, glides or casters are used. Metal caps and furniture rests with small, narrow load bearing surfaces should be replaced with wide protective load bearing devices.

When moving heavy furniture or appliances place plywood or hardboard panels on the new floor and walk the objects across the panels. Carpet samples or remnants can also be used. Never slide furniture or appliances on a vinyl floor. No vinyl will withstand this abuse and may tear or wrinkle.

Routine Maintenance:

Although vinyl flooring wearlayers are designed to withstand routine household wear, they will lose their brilliant shine if they are repeatedly subjected to sand and dirt- especially in heavily traveled areas. Frequent sweeping will prevent abrasive action and help prolong your floor's built-in-shine. Use the Manufacturers recommended floor cleaning products.

Sweeping:

Surface dirt can be easily removed with a broom, vacuum cleaner, or damp mop.

Washing:

Use a sponge mop and vinyl floor cleaner, following package directions. Do not flood the floor. Loosen ground-in dirt with a soft brush. Do not use scouring powder or other abrasive materials, which may harm the surface.

Waxing:

Vinyl floor surfaces need no waxing. If luster diminishes in heavy traffic areas, wash floor as recommended, and buff with a lamb's wool pad.

Accidental Spill and Stain Removal:

No floor is completely stain proof. Certain spills and smears can be especially harmful – solvent type shoe polish, hair waving and dyeing solutions, lipstick, wax crayons, furniture oils and polishes, animal excretions and others. Wipe up all spills quickly before they set.

Stain removal:

Household chlorine bleach will effectively remove some stains. For tough stains cover the area overnight with a clean white cloth soaked with bleach. Cover the cloth with plastic wrap and seal the edges with tape to prevent evaporation.

Rust and Grass – Use a 10% solution of oxalic acid (available at most drug stores) to reduce or remove stains. Handle acid with proper methods.

Cigarette burns – No resilient floor is cigarette proof. Careful use of fine steel wool or cleanser will usually remove the scorch.

Preventive Measures:

Asphalt and tar – Driveways are a special hazard to resilient floors of all types. Asphalt and tar deposits on shoes may discolor a vinyl floor, especially in hot weather. A non-staining mat placed near entrances will help remove deposits on shoes. Also, a coating of vinyl floor finish may help protect the flooring. If it becomes discolored, the finish can be removed and the flooring recoated.

Tears, cuts and indentations – Tears, cuts and indentations may result from high heels, rocks embedded in shoes, dropping sharp objects, unprotected chair or table legs, or children's toys. Deep burns and cuts should be repaired by a qualified flooring installer.

Mats – Some rubber-backed mats can cause the floor to discolor in time. We recommend the use of a mat or rug that does not have a rubber or latex backing.

Protecting Your Floor From Sunlight – To fully protect your floor, full length drapes are recommended at such large openings as sliding glass doors. Draw the drapes closed during peak sunlight hours.

Ceramic Tile

Basic Care:

Ceramic tile is one product in your home that requires very little care; it is one of the easiest surfaces to keep clean. Most dirt will not even adhere to tile. NOTE: Standing water can deteriorate tile and especially grout. We recommend that standing water always be removed.

Regular Cleaning:

Glazed Tile

Walls/Countertops

Wipe with a clean, damp cloth or sponge. For stubborn soil, use either a window cleaning agent or an all-purpose liquid cleaner.

Floors

Mop on a mild solution of soapless detergent in water. Rinse thoroughly.

Unglazed Tile

Walls/Countertops

Wipe with a clean, damp cloth or sponge. Use a diluted solution of soapless detergent for stubborn dirt.

Floors

Mop on a mild solution of soapless detergent in water. Rinse thoroughly.

Wet Areas:

Glazed Tile

Walls/Countertops

Use all-purpose cleaner on a soft cloth or sponge; wet down and allow to stand for 5 minutes; rinse well.

Floors

Use a soft cloth or sponge with an all-purpose cleaner or medium-strong solution of soapless detergent. Use bleach if danger of fungal growth (athlete's foot). Rinse well.

Unglazed Tile

Walls/Countertops

Use a sponge with a strong solution of all-purpose cleaner; wet down; allow to stand 5 minutes; rinse well.

Floors

Scrub with an all-purpose cleaner of medium solution of soapless detergent. Use bleach if danger of fungal growth (athlete's foot). Rinse well.

Silicone Caulk:

At areas where vinyl or ceramic tile adjoins the tub or shower receptor, silicone caulking, like all other caulking, used in your new home can become loose subject to shrinkage, setting or other movement. With respect to areas subjected to water the caulking must be regularly checked and re-applied as necessary. Failure to do this can cause extensive damage to wood subfloors.

Stains:

To Remove

Organic or inorganic dyes

Iodine

Mercurochrome

Water stains, soap buildup

Coffee, tea, food colors, fruit juices, lipstick

Use

Chlorine bleach-the sooner the better

Ammonia

Hydrogen peroxide, chlorine bleach, or chlorinated (bleaching) scouring powder

Ammonia, cleaner, and vinegar

Soapless detergent solution, or all-purpose cleaning liquid; then chlorine bleach

Sealing:

The grout in your home is not sealed; grout sealants are available for Homeowner application which may help to preserve grout color additives and help to repel surface moisture.

Scratching:

Most tile used on countertops and vanities are glazed matte gloss and resist scratching. If you have a high gloss finish be aware that the surface is subject to scratching.

Grout:

Normal setting will cause some cracking of the grout, particularly in corners and edges. This condition should be taken care of promptly. A siliconized acrylic caulking can be purchased to repair initial cracks and to insure proper maintenance of the grout.

Efflorescence (whitening of the grout) is caused by soluble salts in gray cement-based materials setting, or from grouting materials floating to the top. Clean with a grout and tile cleaner and rinse well for several days after cleaning.

Crazing:

Crazing is the effect of fine surface lines appearing on glazed tile. Crazing is caused by aging, heating, and cooling and is considered a natural process.

Shading:

Shading is characteristic to ceramic tile and may even occur within matched lots.

Carpet

Basic Care:

Here are some suggestions to make your carpet maintenance program easier.

To reduce soiling problems, we recommend absorbent area rugs at all walk-off areas (where traffic transfers from hardwood, vinyl, or tile flooring to carpeting). The walk-off rug must have a soft, non-abrasive backing, and may be placed either on the hard surface floor or on the carpet.

For longer carpet life, you should go over your carpet each day using an upright vacuum cleaner having a beater-bar action, but no teeth or combs. Adjust your vacuum's beater-bar to the appropriate height for your carpet.

We recommend professional cleaning every one to two years. Before cleaning, professionals often use special pile lifters and heavy-duty vacuums. Then, too, you'll find that each service has a preferred method. They range from rotary brush machines to deep soil extractors. All can be quite effective if used correctly.

Carpet Characteristics:

Pile Crush – Pile crushing is most apparent in high traffic areas or in front of furniture. It is aggravated by soiling from traffic from shoes, animals and bare feet. This characteristic is usually mistaken for wear. It is not actual yarn wear, but gives the appearance due to the pile lying over. Although it cannot be eliminated, it is best minimized by regular vacuuming and brushing of the pile.

Texture Change – Normal usage will usually result in a texture change. This usually is in the form of pile crush or loss of twist in individual tufts. Pile crush is best handled as noted above, however loss of twist can only be reduced by preventive measures, such as the use of soft backed rugs in high traffic areas.

Stain Removal – Soils and stains should be treated immediately. The longer a spot remains, the more difficult it will be to remove. You may also use the following information:

1. Blot up spills with clean, white absorbent materials (towels, napkins, tissues).
2. Gently rinse the area with water, then absorb all the remaining moisture with absorbent towels. Place towel or tissues over wet area with weights or books to absorb the remaining moisture. The area should be dry and the spot gone. Brush up carpet pile.

3. Spot removal agents may be necessary to completely remove a stain. Pretest any spot removal agent in an inconspicuous area. Apply several drops of the solution on the carpet and rub gently with a clean white towel. If color transfers to the cloth or if a color change occurs, a professional cleaner should be consulted.
4. Do not overwet. Use small amounts of the cleaning agents and blot frequently. Always blot – do not rub or brush. Work from the outer edge of the spot toward the center to prevent rings.

The following four solutions will be required together with some white absorbent cloth or tissue.

1. Detergent solution: One teaspoon of liquid dishwashing detergent to ½ pint of warm water.
2. Detergent/Vinegar Solution: Add one teaspoon of White Vinegar to the Detergent Solution.
3. Ammonia Solution: One tablespoon of household ammonia to one cup of warm water. (Refrain from a strong ammonia solution on wool carpet).
4. Dry Cleaning Solvent: Such as Energine.

Test the solution on a small, inconspicuous area, then tackle the stain by working from the outer edge towards the center.

ALCOHOL/WINES:

Blot up the surplus spillage. Use Detergent/Vinegar solution. Work from the outer edge of the stain, using a little at a time and blotting up with dry cloths frequently.

BLOOD

Scrape up excess with a blunt knife. Use Detergent solution, starting at the outer edge and blotting dry. Follow with Ammonia solution. Blot dry.

CHEWING GUM

Scrape up with blunt knife. Use Dry Cleaning Solvent followed by Detergent/Vinegar solution. Blot dry.

CHOCOLATE

Scrape up excess with a blunt knife. Use detergent solution, starting at the outer edge and blotting dry. Follow with Ammonia solution. Blot dry.

LIPSTICK

Scrap up with a blunt knife. Use Dry Cleaning Solvent followed by Detergent/Vinegar solution. Blot dry.

LIQUID FOODS

Blot up the surplus spillage. Use Detergent solution, starting at the outer edge of the stain, using a little at a time and blotting up with dry cloths frequently.

MILK

Blot up the surplus spillage. Use Detergent solution starting at the outer edge and blotting dry. Follow with Ammonia solution. Blot dry.

NAIL POLISH

Scrape up with a blunt knife. Use Dry Cleaning solvent followed by Detergent/Vinegar solution. Blot dry.

COFFEE/TEA

Blot up the surplus spillage. Use Detergent solution and follow with vinegar. Work from the outer edge of the stain, using a little at a time and blotting up with dry cloths frequently.

EGG

Scrape up excess with a blunt knife. Use Detergent solution, starting at the outer edge and blotting dry. Follow with Ammonia solution. Blot dry.

FATS

Scrape up with a blunt knife. Use Dry Cleaning Solvent followed by Detergent/Vinegar solution. Blot dry.

FRUIT

Scrape up excess with a blunt knife. Use Detergent solution, starting at the outer edge and blotting dry. Follow with Ammonia solution. Blot dry.

GLUE

Scrape up excess with a blunt knife. Use Detergent solution, starting at the outer edge and blotting dry. Follow with Ammonia solution. Blot dry.

GRAVY

Scrape up excess with a blunt knife. Use Detergent solution, starting at the outer edge and blotting dry. Follow with Ammonia solution. Blot dry.

GREASE

Scrape up with a blunt knife. Use Dry Cleaning Solvent followed by Detergent/Vinegar solution. Blot dry.

ICE-CREAM

Scrape up excess with a blunt knife. Use Detergent solution, starting at the outer edge and blotting dry. Follow with Ammonia solution. Blot dry.

OIL/TAR

Scrape up with a blunt knife. Use Dry Cleaning solvent followed by Detergent/Vinegar solution. Blot dry.

PERFUME

Blot up the surplus spillage. Use Detergent/Vinegar solution, work from the outer edge of the stain, using a little at a time and blotting up with dry cloths frequently.

SHOE POLISH

Scrape up with a blunt knife. Use Dry Cleaning solvent followed by Detergent/Vinegar solution. Blot dry.

SOFT DRINKS

Blot up the surplus spillage. Use Detergent solution, starting at the outer edge and blotting dry. Follow with Ammonia solution. Blot dry.

SOLIDS

Scrape up with blunt knife. Use Dry Cleaning Solvent followed by Detergent/Vinegar solution. Blot dry.

URINE

Blot up the surplus spillage. Use Detergent/Vinegar solution. Work from the outer edge of the stain, using a little at a time and blotting up with dry cloths frequently.

VOMIT

Scrape up with a blunt knife. Use Dry Cleaning solvent followed by Detergent/Vinegar solution. Blot dry.

WAX

Scrape up with a blunt knife. Use Dry Cleaning solvent followed by Detergent/Vinegar solution. Blot dry.

Hardwood Floors

Basic Protection:

All floors need some care to look their best. Under normal use, hardwood floors with Swedish finish need to be recoated and buffed every 2 years. The cost is similar to shampooing your carpets. Recoating and buffing will keep the hardwood protected. Failure to maintain the protection will result in the need to entirely refinish the floor – at about 10 times the cost of recoating and buffing.

Hardwood Conditions:

The beauty of hardwood floors is that they are a natural product. As such, they are subject to various normal conditions which are not covered:

Condition	Cause
Swelling/Expansion	Seasonal changes in humidity allows wood to take on moisture and therefore swell. In some cases this may cause a washboard effect.
Shrinking/Contraction	Heat and dry weather draws the moisture from wood, causing it to shrink. This may cause cracks between the seams.

These conditions of hardwood floors may continue for the life of the floor as the wood slowly adjusts to its atmospheric environment.

Any cracks remaining in hardwood floors should be filled with color putty.

Care:

Damp mop with a mild solution of water and white vinegar to remove light dirt. Never allow liquids to stand on a hardwood floor. Wipe all liquids before they set. Do not use wax or detergents on hardwood floors.

Do not allow:

Heavy objects to drop on hardwood floors.
Heavy furniture to be pulled across the floor.
High heels or shoes with rocks embedded to walk across the floor.
Chairs or stools to slide across the floor.
Children's toys on floors, if they could scratch or dent the surface.

Dulling:

Dulling can often be the result of residue from soaps and detergents, or from not thoroughly rinsing the recommended water vinegar solution. To remove this residue first try a thorough rinsing followed by buffing with a lamb's wool pad. If this fails to remove the dulling, then the condition may indicate the need for recoating the swedish finish.

Floor Care Instructions:

Use floors with care for the first 2 or 3 weeks after application. To help protect your new floors, we recommend felt glides for all wooden and wicker furniture.

Finished hardwood floors **SHOULD NEVER BE WAXED**. Use a vacuum cleaner, untreated dust mop or electric broom. Never use spray type dusting aids. After 2 weeks, a clean, damp cloth or mop can be used. Use 1 gallon of lukewarm water with 1 cup of white vinegar to clean your floors. Mild bar soap and a sponge may be used for stubborn spots. (Be sure to rinse thoroughly after cleaning with soap).

Aerosol products are available for touch-ups but should be applied by those with experience.

Most anyone can touch up heavy traffic areas in entries, doorways or in front of the kitchen sink after first using the recommended cleaning method of one cup vinegar to one gallon of lukewarm water. Allow the area to dry thoroughly before applying the spray. Follow all label instructions for beautiful results.

Marble

Basic Care:

Marble should be washed with a clean, soft cloth and fresh warm water. Then, as an additional safeguard, wash your marble twice a year with warm water and mild detergent. This should remove any residue which may have become ingrained. For further protection, Italian Craftsman polish may be used. (Available upon special order through Finishing Touch).

Granite

Homeowner Maintenance:

The granite should be sealed and re-sealed approximately every six months to keep water from discoloring the granite.

If the granite becomes wet, a hairdryer can be used or preferably, a heat gun – to dry the tiles and re-seal.

Landscape Maintenance

Mowing

Mow a newly installed sod lawn approximately 10 days from time of installation. Do not use a riding mower. Roots should be established at least 1/4" in length before the first cutting. If the suction of the mower starts to bring the sod off the ground, stop mowing and wait a few more days. Mow new lawns approximately 2" from the ground and always remove clippings. Lawns installed in late Fall and Winter will remain dormant until the growing season in March. Until then, minimize walking on the lawn until the root growth is established.

After initial mowing it is important not to let lawn get higher than 3". The ideal cutting height for most grass blends is 1 1/2" to 2". Never cut more than 1/3 of the total height at any one time. Removal of all clippings is recommended. For best results, have your mower blade sharpened at the beginning of the mowing season and once during the summer. A sharp mower blade can improve lawn appearance dramatically.

Edging

Lawn edging with a power edger or other edging instrument after lawn mowing will aid in aesthetic value of your lawn. As with all power equipment proper safety considerations must be followed.

Lawn Fertilization

Lawn fertilizer should be applied 30 days after installation and again at 60 days to provide a high quality turf. An 18-3-6 or a 24-4-8 with a minimum of 40% water soluble nitrogen is a good mixture for these initial applications. After initial establishment, lawns should be fertilized at approximately 60 day intervals. Below are key fertilization periods and recommended fertilizer ratios.

March/April	25-10-15 with iron (moss control)
May/June	21-4-8
July/August	21-4-8
September/October	21-4-8
Nov./Early December	25-10-15 with iron

To avoid burning, spread fertilizer with a broadcast type spreader when the grass is relatively dry. Hose off all concrete areas after an application to avoid staining. This is particularly important when applying fertilizers that include iron. Always carefully follow package directions and water deeply after applications.

Lawn Weeds

Lawn weeds can be controlled by hand pulling or with a weed control material when using a liquid herbicide. Follow directions carefully. Professional law care companies offer lawn weed control applications as part of their service.

Lawn Watering

Begin a lawn watering program in early April or May to maintain adequate moisture in turf. Early morning watering prevents moisture related disease (red thread, rust). The general rule of thumb is to provide 1" of water per watering session. This will encourage deep rooting.

A helpful hint to prevent excessive water run-off and over-watering is to strategically place flat containers such as a pie tin throughout lawn areas during watering to measure volume of water being applied.

Aeration/Dethatching/Overseeding

An annual core aeration performed by a power aerator one time per year will help keep turf healthier by reducing compacting. Power aeration machines are available at rental equipment outlets. An ideal time for aeration is between March and May.

Lawn dethatching is recommended when thatch (matted growth underneath grass blades) accumulates to 1/2" or more. Power thatchers are also available at rental equipment outlets. Lawn thatching removes large volumes of thatch/matted grasses. The thatch/matted grasses removed should be promptly raked away from the turf. An ideal time for dethatching is between March and May.

It is beneficial to overseed after a core aeration or thatching process to help lawn thickness. A quality seed mix with perennial rye grass content will provide thickness. Lawn seed should be raked into the turf and coated with peat moss, which will protect seed and aid in germination. Apply seed at the rate of 4-6 pounds per 1000 square feet of grass.

Crane Fly Control

Crane fly larvae, known as Leatherjackets, are one of the Pacific Northwest's worst turf insect problems. Untreated they can destroy a lawn within a short period of time. April 1st to April 15th is the best time to treat for Crane Fly larvae. It is also the time for you to make the decision as to whether or not to use pesticides. For more information on how to *act naturally* call the WSU/King Co. Cooperative Extension at 206-296-3900 or visit their website at metrokc.gov/hazwaste/house/.

Leaf Removal

Leaf drop in the fall/winter period is quite heavy in the wooded areas of Washington. Excessive leaf accumulation on lawns may cause lawn stress and thinning due to lack of sunlight, disease movement, and excessive water accumulation. It is recommended to rake leaves on a 5-7 day interval during heavy leaf drop months.

Tree/Shrub Fertilization

All ornamental trees, shrubs and ground covers should receive a March or April application of spring fertilizer in either liquid or granular form. This application will begin growing processes, aid in color and help recover from winter stress. A recommended granular fertilizer formulation to use during this period is 9-9-9. During May or June a secondary tree/shrub/ground cover application may be beneficial, particularly for flowering hardwood plant materials. A formulation of 5-10-15 is recommended. A fall fertilization application to trees/shrubs/ ground cover in October or early November will help aid in reduction of winter stress. Note: The above reference does not include annual seasonal plantings or vegetables.

Planter Bed Weed Control

There are generally two kinds of weeds that occur in planter beds. Those that germinate form airborne seeds that blow in and those that arise from stolons found in the sub-soil. Those arising from stolons are most frequently coarse, persistent grasses commonly referred to as "runner grasses" because of their tendency to send out underground runners that flush with growth every few inches. Extracting these grasses is difficult as they tend to break off underground leaving the viable stolon intact. Consequently, one finds the use of herbicides like Roundup most effective in eradicating stolons as it is drawn into the plant system and eventually destroys the weed entirely. The airborne seeds that blow in and infect mulch areas may be controlled in a number of ways. These seeds may be prevented from germinating with use of a pre-emergent herbicide. If a pre-emergent is not used, the weeds may be pulled out or sprayed with Roundup as they appear. It is recommended to eliminate bed weeds on a regular basis to prevent a strenuous clean up project.

Tree/Shrub Watering

Ornamental trees, shrubs and ground covers require high amounts of water during their first year. Avoid watering ornamentals during the heat of the day. Application of water on foliage when the sun is out can cause burning. This burning will kill young plants, sometimes in a matter of days. Short-needed trees and various Maple varieties are especially sensitive to sunburn. Excessive as well as insufficient watering will cause damage.

Pruning

Pruning ornamentals (trees, shrubs, and ground covers) can be classified into the following key pruning periods.

- Deciduous trees/shrubs (Maples, Exbury Azaleas)
Prior to initiation of growing season (January/February/March)
- Flowering Trees/Shrubs (Flowering Plums, Rhododendrons)
Prune to shape after completion of flowering process (April/June)
- Hedge type plants and Broad Leaf Evergreens (Photinia, Laurel)
Typically sheared in early spring, summer and if required early fall

It is recommended that you consult a horticulture professional if major pruning is required.

Removal of Stakes/Wiring on Trees

Newly installed trees are often staked and wired to encourage proper upright development as well as minimize wind damage. Stakes should be removed approximately 12 months after installation. Failure to remove stakes and wiring can result in a weaker, spindly tree canopy or girdled trunks.

Insect/Disease Control on Trees and Shrubs

Insect/disease control on ornamentals is important during early spring through early fall. It is important to consult with a professional horticulturist prior to incorporating control measures. Professional lawn care companies offer tree/shrub insect and disease control programs as well as lawn care programs.

Remulching

Bark or other suitable mulches (steer-co, gro-co, potting soil) are effective in weed reduction and water conservation. It is best to maintain mulch to a depth of 2" in all permanent planting areas. Occasionally native areas should receive mulch in an effort to make the transition from landscaped areas to native areas less abrupt. In these areas a 1" layer is standard. Keep bark mulch thickness minimal around the trunk and base of trees/shrubs. Excessive bark can cause crown rot and aid in disease development.