

T H E
HODOROWSKI
G R O U P

DEVELOPER • BUILDER • GENERAL CONTRACTOR

Hydro Seed Starter Lawn Agreement

You will receive a professionally installed hydro-seed starter lawn as part of your standard features with all of the required ingredients for a good quality and long lasting lawn. However, we must remind you that a healthy lawn does not happen by itself. In getting, the new lawn properly started “Mother Nature” is not always cooperative. The most critical time in the life of a new lawn is the first 5 weeks, called the “germination period.”

Our planting season runs from approximately April 15 to November 15, weather permitting. Because your bank may require an escrow if we do not install your lawn before final settlement we will often install lawns during many different types of weather conditions.

We recommend, because the weather is unpredictable you purchase straw from a local nursery, to install over the hydro-seed to help avoid the seed washing out.

To help you further understand our policy regarding lawns it is helpful to know how the policy was established. Our policy is based on the guidelines prescribed by the New York State mandated limited warranty paragraph 6(e).

Lawns: The total care and maintenance of a starter lawn is the sole responsibility of the homeowner. The builder does not guarantee any aspect of a hydro-seed starter lawn. This includes, but is not limited to seeding, washouts from rain, gutters*, or roofs, settling of the ground, wind, wind driven water, or any Act of God that adversely affects your starter lawn. Because the weather cannot be predicted with certainty, we do not warrant the time and day of installation. Our installer is conscious of weather forecast and will use judgment when installing but there is also no warranty associated with the timing of the lawn installation.

Hodorowski Homes has a minimal time frame to complete the final grade and hydro-seed installation. We will not delay our installation of the hydro-seed for homeowner installed items such as irrigation systems, pools, sheds, retaining walls, patios, decks or additional lot grading.

**Gutters are not included as part of your home package. During the period after hydro-seed installation, and before germination, a gutter down-spout will cause erosion. This erosion is not the responsibility of Hodorowski Homes to address. Please take the appropriate measures to prevent erosion in these areas. A suggested method is to temporarily attach a black, plastic flexible pipe to the end of the down-spout, and run it to the road.*

Hodorowski Homes, LLC provides you with this information as a service so that you can prepare yourself for the homeowner maintenance associated with a starter lawn.