

## Fall Lawn & Foundation Care Guide

**Per your lease agreement**, you are responsible for the maintenance of the yard, including watering both the lawn and the foundation of your home.

Your local garden center—like Lowe's or Home Depot—can be a great resource! Their knowledgeable staff are always ready to help with tools, products, and expert advice to keep your lawn and foundation in top shape.

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### **Lawn Care Tips for Fall**

#### **1. Do a Fall Cleanup**

- Rake up fallen leaves and remove debris to prevent mold and pests.
- Trim back overgrown shrubs and remove dead plants.

#### **2. Continue Mowing**

- Mow as needed, keeping grass around 2.5–3 inches tall to encourage deep root growth.

#### **3. Adjust Watering**

- Water once or twice a week depending on rainfall.
- Be mindful of local watering restrictions as fall often brings less evaporation.

#### **4. Fertilize in Early Fall**

- Use a fertilizer formulated for fall to strengthen roots and prepare your lawn for winter.
- Apply in late September or early October for best results.

#### **5. Seed Bare Spots**

- Fall is a great time to overseed patchy areas so grass comes back thicker in spring.

### **Foundation Maintenance Tips**

#### **1. Maintain Consistent Moisture**

- If the home is not equipped with an automatic sprinkler system, use soaker hoses or drip irrigation to keep the soil around your foundation evenly moist.
- Avoid allowing the soil to become too dry or too soggy, which can lead to cracking or shifting.

#### **2. Grade the Soil Properly**

- Ensure the ground slopes away from your foundation to prevent water accumulation, adding soil if needed.

#### **3. Check for Cracks**

- Inspect the foundation and walls for new or widening cracks.
- Report significant changes to property management.

#### **4. Gutters & Downspouts**

- Clean gutters regularly and ensure downspouts direct water 3–5 feet from the home. Consider a professional if you're not comfortable doing so. Many local companies offer this service at reasonable rates, making it an easy and safe way to protect the home.

A little effort this season helps ensure a healthy lawn and stable foundation all year long. Let's work together to protect your home! Thank you for being great residents!