

Introduction

Your Neighbourhood

Your Home

Heating & Ventilation

Maintenance & Suppliers

# Homeowners Manual

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# SHACKLETON PARK

L U C A N

# Introduction

Welcome to Shackleton Park. Within this home owner's manual you will find details on the construction of your home and advice on how to maintain your home effectively, including manufacturers instruction manuals along with all relevant guarantees and contact numbers for easy referral should you need any further assistance.



**It is vitally important that you read and understand how your home functions correctly. If you have any questions or concerns, please contact us.**

Prior to legal completion of your new home, you will be required to have your home surveyed to confirm that everything in your home has been received in good working order and that all finishing and fittings are presented as specified. Cairn Homes cannot be held responsible or liable for the rectification of any defects caused by wear and tear or through failure to adhere to the manufacturers' instruction manual recommendations on operating and maintaining your home.

Please note, Cairn cover against all appliances and services for the first 12 months. Thereafter the manufacturers' warranty will cover against any faults or maintenance requirements. If it is a case that you have a fault or need assistance within this time frame please contact our **Customer Care Team** on **01 6964600** or alternatively our **Shackleton Sales Consultant, Sarah-Jane Kearney** at **sarahjane.kearney@cairnhomes.com**

**Plerae Note: If there are any changes made electrically or plumbing within your new home during this time your warranty will be void**

**To validate your manufacturers' warranties on your appliances you will need to complete the warranty cards and return them to the manufacturer. The model and serial numbers of your appliances can be found on each appliance.**

You or your representative will have signed a 'Handover Agreement' which includes electricity meter readings at the time of legal completion on your house. Details will be sent to the suppliers' for registering and billing in your name. It is recommended that you keep copies of all such forms in your Homeowner's Manual.



# Your Neighbourhood

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# Getting to know your neighbourhood

At Cairn Homes, we know that with moving or buying a new house, you will have little or no time to consider the smaller things to help you settle in to your new neighbourhood. With this in mind, we have compiled a list of local amenities and contact numbers below that may be useful to you.

Shackleton Park is situated on Tandy's Lane north of Lucan Village which gives ease to Dublin airport, the M50 & N4. Lucan village is picturesque and has extensive restaurants, cafés, shops, bars and retail outlets.

The Village is less than 10 miles from Dublin City centre and has the famous River Liffey flowing through the village centre. Adamstown has top quality bus corridors with efficient access to the city centre along with the number 25 route that links Adamstown to Merrion Square.

Shackleton Park is only minutes away from Adamstown train station which allows ease to Huston station, the station provides park and ride facility where there is a free car park to leave your car and head into town, alternatively bicycle racks are provided and are free for customers on a first come first serve basis.

If you are a fan of shopping and heading to the cinema, Liffey valley shopping centre is located only minutes away and is one of Ireland's leading shopping destinations with over 99 stores to choose from.

## Parks

Shackleton Park has many woodland amenities situated within minutes of your home such as St. Catherine's Park, Willsbrook Park, Griffeen Valley Park and Liffey Valley Park.

## Visitor Car Parking

There are limited visitors' car parking spaces throughout Shackleton Park.

## Transport

Transport facilities within the local area are varied and consistent. Trains leaving Adamstown Railway Station will have you in Heuston Station in just 15 minutes. Timetables for this station can be found on [www.irishrail.ie](http://www.irishrail.ie). Shackleton Park will also benefit from the new road that has opened by Cairn which has a quality bus corridor with the 25 bus service right at the entrance of Shackleton that brings you to Merrion square. The New Road will also allow connect to the N4, N7 and access to the M50 motorway.

## Sports & Adventure Centre

Lucan has numerous Sports clubs and golf clubs within the area, Lucan Golf Club, Hermitage Golf Club, Lucan Pitch & Putt, Lucan Sarsfield GAA Club, Lucan United Football Club, Lucan Cricket Club, Lucan Harrier - Weston Hockey Sports Club, Ashbrook Riding Club, Fort Lucan Outdoor Adventureland and Pirates Cove Liffey Valley.

## Schools

Primary schools include, St. John the Evangelist, Adamstown Educate Together, Lucan East Educate Together national school, St. Thomas Primary School, Scoil Aine Naofa, Scoil Mhuire, Esker Educate together and Gaelscoil Naomh Pádraig. Secondary schools Adamstown Community College, Castleknock College, The King's Hospital, Lucan Community College, Coláiste Cois Life and Saint Joseph's Secondary School. There is also nearby Creches Giraffe Childcare Griffreen, Busy Kids Creche Lucan and Cocoon Childcare.

## Village Life

Lucan maintains a village feel yet offers an abundance of convenient amenities. You will be able to find Gastro Pubs, Steak Houses, Coffee shops, dry-cleaners, Beauticians, Hair salons and Barbers. You also have Lucan shopping centre which is only a stones throw away from Shackleton Park where you have SuperValu, Dunnes, Lucan Library, Medical Centre, Starbucks and many more shops to choose from. You also have two lovely bistros The Artisan Pantry and McCabe's Bistro 5.

## Local Media Service Providers

The media companies which serve the local area are **Eir** and **Virgin Media**, their phone numbers amongst others are listed overleaf for your perusal.

## Useful Numbers

Organisation	Contact details
<b>Local Garda Station</b> Main Street, Lucan County Dublin.	01 6667300
<b>Emergency Services</b>	999
<b>ESB Networks</b>	1850 372 999
<b>Gas Networks</b>	1850 20 50 50
<b>Emergency Plumber</b> Ciaran Lynch	0877167110
<b>Emergency Electrician</b> Derek Foley	0871227530
<b>Cairn Homes PLC</b> Sarah-Jane Kearney Sales Coordinator  Aaron Dee Finishing Foreman	Office: 01 6964600 Mobile: 0864671507 <a href="mailto:sarahjane.kearney@cairnhomes.com">sarahjane.kearney@cairnhomes.com</a>  086 460 3312 <a href="mailto:alan.dee@cairnhomes.com">alan.dee@cairnhomes.com</a>
<b>Doctor</b> The Meridian Clinic, SuperValu Shopping Centre Newcastle Road, Lucan	01 6212528

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**Dentist**

Central Dental Clinic,  
Carlaimar,  
Lucan Village,  
Lucan

01 6281500

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**Veterinary Hospital**

Lucan Veterinary Hospital,  
Chapel Hill,  
St Edmondsbury,  
Lucan,  
County Dublin

01 6282840

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**Management Company**

Petra Property Management,  
Unit 3 Cubes 2,  
Beacon South Quarter,  
Sandyford,  
Dublin 18

01 2935103

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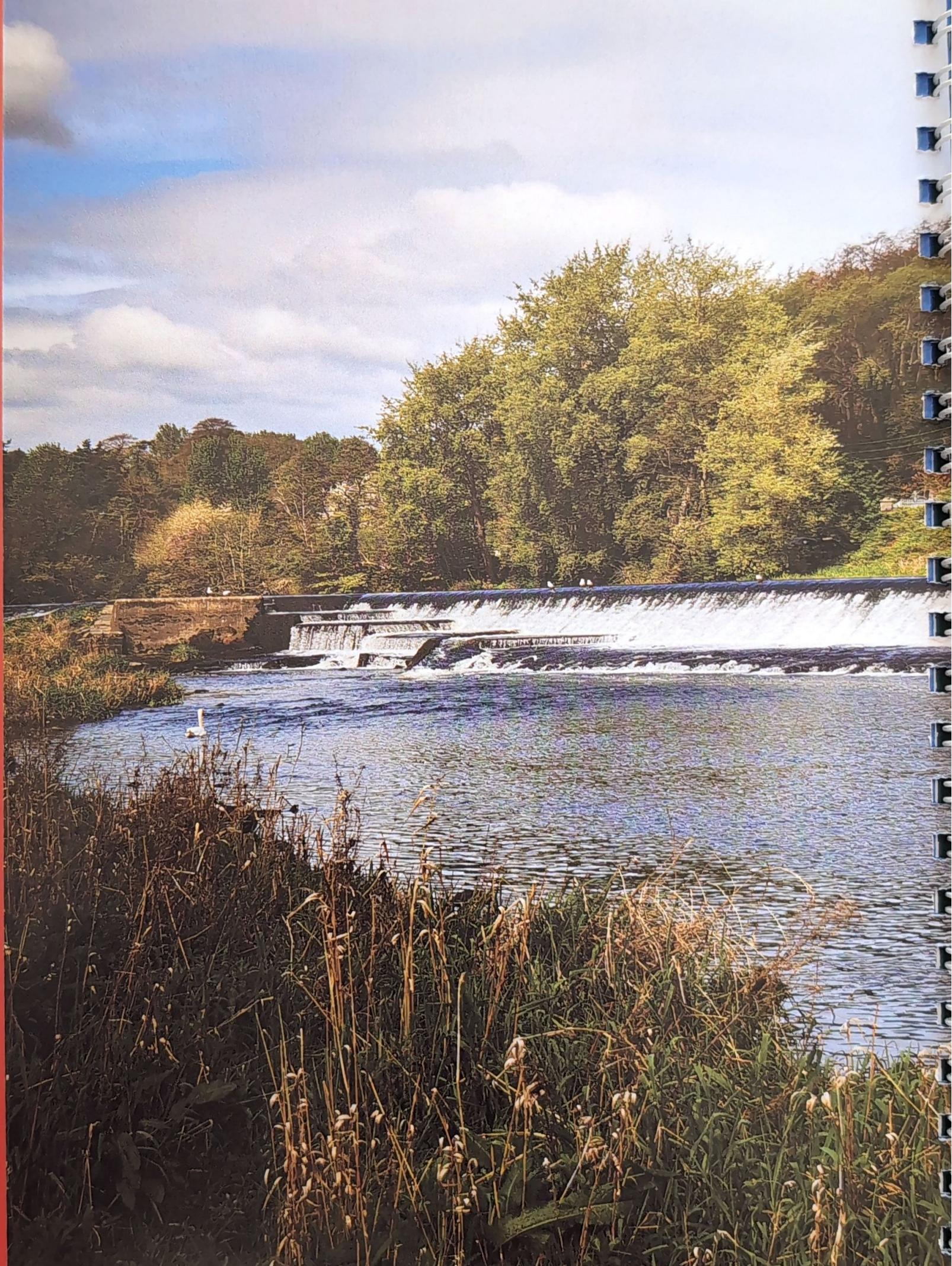
**Media Providers**

Sky  
Virgin Media

0818 762 819

1890 940 624

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# Your Home

Your Home

Heating & Ventilation

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# Finishes, fittings & guarantee

## Homebond Guarantee Scheme

HomeBond is the leading provider of structural defect cover for new homes in the Republic of Ireland since 1978. To date more than 600,000 homes have been registered with HomeBond.

The purchase of a new home is one of the biggest investment you are ever likely to make. It is vital therefore that your home is protected.

Your home has the benefit of cover under The HomeBond Guarantee Scheme. This is a 10-year warranty/insurance policy against major structural defects.

The policy details and certificates have been forwarded to your solicitor as part of the conveyancing process. The certificate of insurance has been issued in your name(s) and the benefits of the policy are transferable to any subsequent purchaser of your home for the balance of the ten-year period. It is important that you obtain these documents and read them carefully. We advise that you keep these documents safe with this manual for future reference.

For further information on HomeBond go to [www.homebond.ie](http://www.homebond.ie).



# Specification finishes and fittings

## Floors

Concrete floor slab with Kingspan floor insulation on radon barrier

## Party Walls

Finished with an internal skimmed plasterboard

## Walls

Timber studwork or blockwork walls finished with insulation and skimmed plasterboard.

## Stairs

Superior quality solid timber frame with hardwood handrail

## Ceilings

9ft Ceilings on ground floor level.

## Doors

High quality timber flush painted doors.

Contemporary grooved architrave & skirting

Satin chrome finish ironmongery

## Ground floor coverings

Quality porcelain floor tiling to hallway and kitchens

## Wardrobes

Built in contemporary wardrobes to all bedrooms in a matte finish with stainless steel handles

## Kitchens

Contemporary designed high gloss kitchen with soft close doors and drawers.

Integrated branded appliances and extractor hood with stainless steel sink and mixer tap

## Bathrooms/ Shower Rooms

High quality ceramic tiling to floors and wet areas in main bathroom.

Bath screens and shower doors in all bathrooms.

Heated towel rails to all bathrooms and high quality sanitary ware

## Media & Communication

Telephone lines to living room, kitchen and master bedroom

Data Sockets to reception rooms and master bedroom

Digital TV connections throughout

*Please note Sky dishes are not allowed on your home and should not be erected to your house please contact the Petra Property Management*

## Paint Colour

Skirting and Doors are Dulux pure brilliant white satinwood

Walls are Dulux Vinyl Matt pure brilliant white

Your home will be painted white throughout.

Front door is painted Ral 7033 satinwood Fleetwood Cormont Grey

## External Finishes

### Structure

Country manor brick facades, Portuguese limestone window surrounds and sills, traditional build and cavity wall insulated with Kingspan.

### Windows

uPVC high performance double glazed windows with low U-Value (1.2W/M2k)

### Doors

Heritage timber door- hardwood thermo-shield front door with a three-point master locking system

Passive uPVC large glazed patio doors

### Roof

Soladine 700 W Photovoltaic Panels

# Heating & Ventilation

Heating & Ventilation

Maintenance & Suppliers

# Operating your home

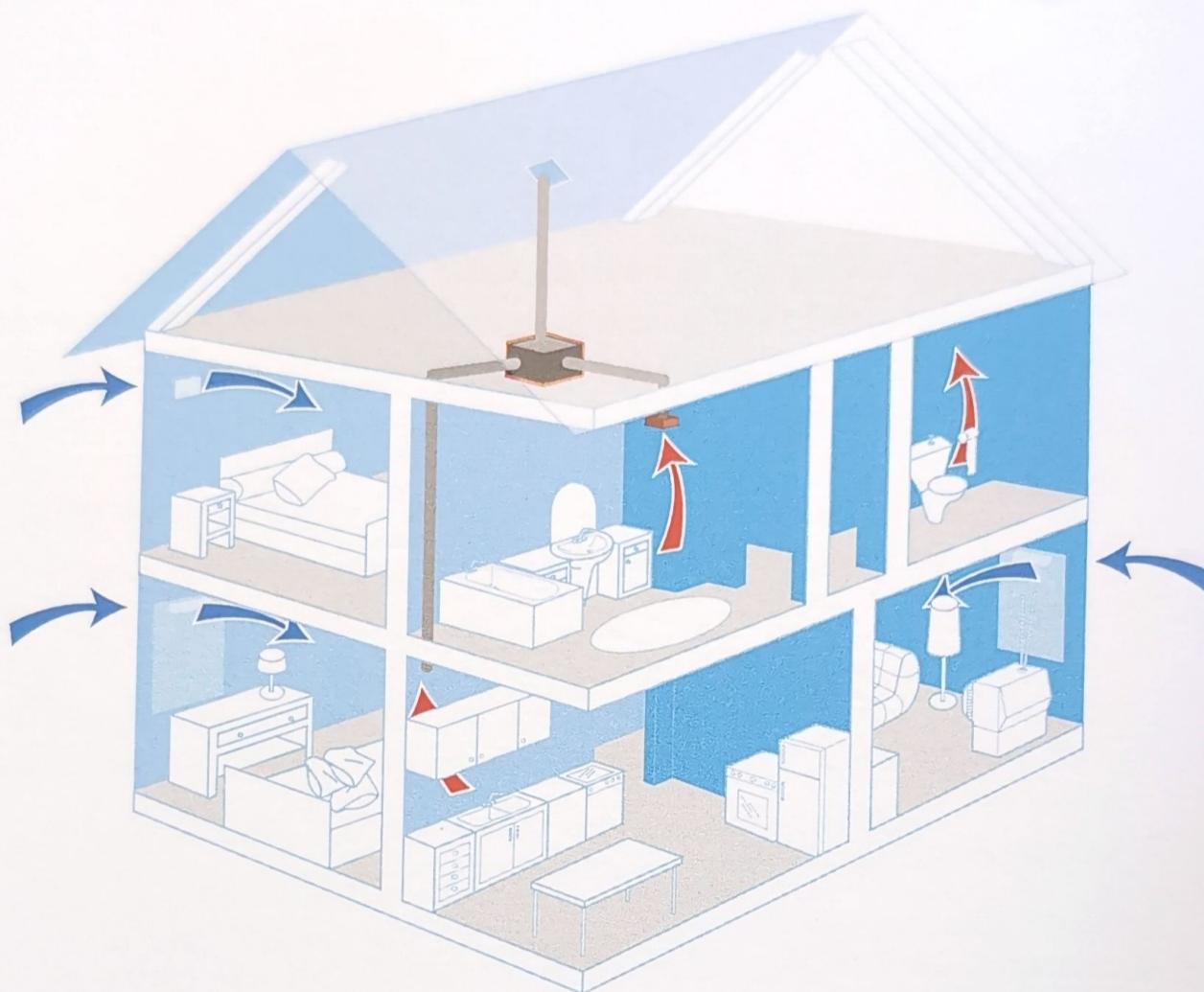
# Demand Controlled Ventilation

Your Home has been fitted with an Aereco Demand Control Ventilation (DCV) system. This system quietly and efficiently ventilates each room in your home. The system comprises of humidity sensitive, wall mounted, fresh air inlets, humidity sensitive ceiling mounted extract units and centrally located, constant pressure fans.

Together these components monitor the indoor air quality and increase or decrease the ventilation rate in each room as required. This ensures the air quality is maintained room by room, whilst saving energy when the demand is lower.

## How it works:

Each inlet and extract unit has a built-in humidity sensor (except the WC which reacts to presence only) which automatically varies the opening area, which allows more air to the habitable rooms or extracts more air from the wet rooms. The wall inlets are designed to be open and increase their opening area as the relative humidity increases. Remember that humidity can be high, the relative humidity internally is much lower, as warmer air can hold more moisture. The inlets are specially designed and calibrated so that they measure internal humidity only. A special airflow controller has also been fitted which limits excessive air associated with increased wind pressure. They can be manually shut, but should only be closed for short periods in extreme temperatures or for periods with strong winds. They also contain acoustic material which reduces external noise.



The BXC extract units are fitted in rooms that require moist or odour laden air to be removed, typically bathrooms, en-suite, kitchen, utility and WC. Each extract unit acts independently so the volume of air being extracted differs in each room, based on humidity or activity. The extractors in the kitchen and utility monitor humidity only and the bathroom and en-suite monitors odour along with humidity.

The WC monitors presence only and will beep once it is detected. It then reverts' back to the humidity setting. These extract units are connected via ducts to a central constant pressure fan.

Please see the '**Maintenance**' section to review maintenance requirements for your DCV system.

# Heating & Hot Water

Your home has been fitted with a **Heatmiser System** ([www.heatmiser.com](http://www.heatmiser.com)). This Heatmiser system has three components, the **neoStat**, the **neoHub** and the **neoApp** and allows you to control your heating remotely, should you wish to, using your smart phone or tablet.

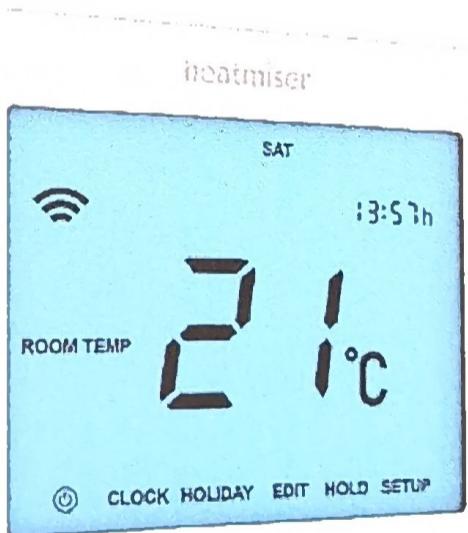
## The neoStat

This allows you to control the temperature to each individual room in your home.

Your home has been fitted with two neoStats. One of the stats located in the hallway and is used to control the temperature downstairs and the other located in the master bedroom and is used to control the temperature upstairs.

These can be set up to work in heat or timer mode.

Please note that the rooms without the neoStats have temperature control valves on the radiators which can be used to override the selected temperature of the neoStat for these specific rooms.



The neoStat is operated as follows;

#### **Turning On/Off your neoStat**

To turn on your neoStat press the tick ✓ button

To turn off your neoStat scroll left to the Power Icon and hold the tick ✓ key for approximately 4 seconds until the display goes blank.

#### **Setting the Clock**

1. Use the Left/Right <> to scroll to CLOCK
2. Press tick ✓ to confirm selection
3. Use the Up/Down  $\Delta V$  key to set the 24 hour clock
4. Press tick ✓ to confirm selection
5. Use the Up/Down  $\Delta V$  key to set the minutes
6. Press tick ✓ to confirm the selection
7. Use the Left/Right <> to set the day
8. Press tick ✓ to confirm and return to the main display.

#### **Controlling Room Temperature**

The neoStat is supplied with comfort levels already programmed, however, these can be changed easily as outlined below.

The default and temperature settings are as follows;

**7am** 21°C (Wake)      **9am** 16°C (Leave)

**4pm** 21°C (Return)      **10pm** 16°C (Sleep)

To programme the comfort levels please follow the instructions below;

1. Use the Left/Right <> keys to scroll to EDIT
2. Press tick ✓ to confirm selection
3. Use the Left/Right <> keys to select day/period of the week
4. Press tick ✓ to confirm selection
5. WAKE will now flash and the current time and temperature setting will be shown
6. Press tick ✓ to change the WAKE settings
7. Use the Up/Down  $\Delta V$  keys to set the hours and minutes, once these are selected press tick ✓ to confirm
8. Press the right arrow > key
9. LEAVE will now flash and the current setting will be displayed
10. Press tick ✓ to change the LEAVE settings.
11. Repeat these steps to set all comfort levels
12. For any unused period of time set the timer to ---::---
13. Use the Left/Right <> Keys to scroll to DONE and press tick ✓

If you wish to adjust the set temperature at any time, you can control this by manually setting the temperature on the neoStat control panel by using the Up/ Down  $\Delta V$  keys.

When you press either key you will see the word SET appear on the panel.

Press tick ✓ to confirm settings once you have your desired temperature selected.

### Frost mode

In this mode the neoStat will display the frost icon and will only turn the heating on should the room temperature drop below the set frost temperature – the default is set to 12°C. This can be switched on as follows;

1. Use the Left/Right <> keys to scroll to the Power Icon
2. The frost icon will toggle on/off each time tick ✓ is pressed.

### Holiday mode

The neoStat also has a pre-programmed holiday mode which can be switched as follows;

1. Use the Left/Right <> to scroll to **HOLIDAY** and press tick ✓
2. Using the Up/Down ▲▼ keys enter the number of days holiday
3. Press tick ✓ to confirm the setting.



## Hot water

We would recommend heating water using the boiler only when the central heating is on, as it is more cost-effective.

It is advised not to allow the gas boiler and the immersion systems to heat water simultaneously.

### **Setting the hot water timer using the neoStat hw**

1. Use the Left/Right keys <> to scroll to EDIT and press tick ✓
2. Use the Left/Right keys <> to select day(s)
3. Press tick ✓ to confirm selection
4. The number 1 will now be flashing and the timer will start flashing ---:
5. Select the hours by using the Up/Down keys ▲▼
6. Moving Right > brings you to minutes which again can be set by using Up/Down ▲▼
7. Press tick ✓ to confirm
8. Press the right > arrow key
9. The number 2 will flash and the current ON time selected will now be displayed
10. If you wish to set individual timings for specific days, repeat above steps to set timer for all periods
11. When complete, use the Left/Right keys <> to scroll to DONE and press tick ✓ to confirm all changes.

### **Boosting hot water**

If you need hot water quickly, you can boost your hot water via the neoStat hw by following these instructions;

1. Use the Up/Down ▲▼ keys to set the boost duration
2. Press tick ✓ to confirm settings and return to main display.

In an event that your gas boiler system is out of service, we recommend using your immersion to heat the water.

### The neoHub and neoApp connection

The neoHub is the modem that will link the neoStat/neoStat hw and the neoApp together to allow you to control your heating and water system remotely. In order to activate this you must have an active broadband connection and a mobile/tablet device with iOS, Android or Windows Operating System.

This feature is available and can be purchased from [www.heatmiser.com](http://www.heatmiser.com)



### Pairing your neoStat

1. On your neoStat use the Left/Right  $<>$  keys to select **SETUP** and press tick ✓
2. Press the tick ✓ key to pair the neoHub
3. The MESH signal symbol will appear flashing on the display
4. When the neoStat successfully connects to the neoHub the Mesh signal symbol will then be permanently displayed.



## Your Boiler

Your home has been fitted with a **Vokèra Vision 20s** gas boiler, which can be found in your kitchen.

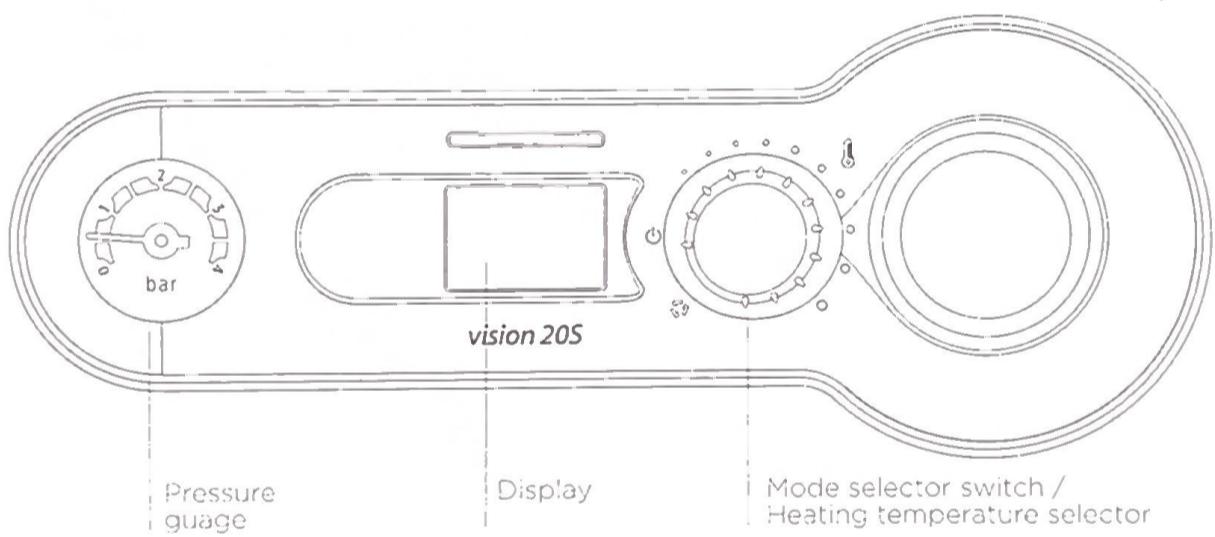
Your boiler has been pre-set and should not require adjustment. Access to the boiler controls should not be necessary.

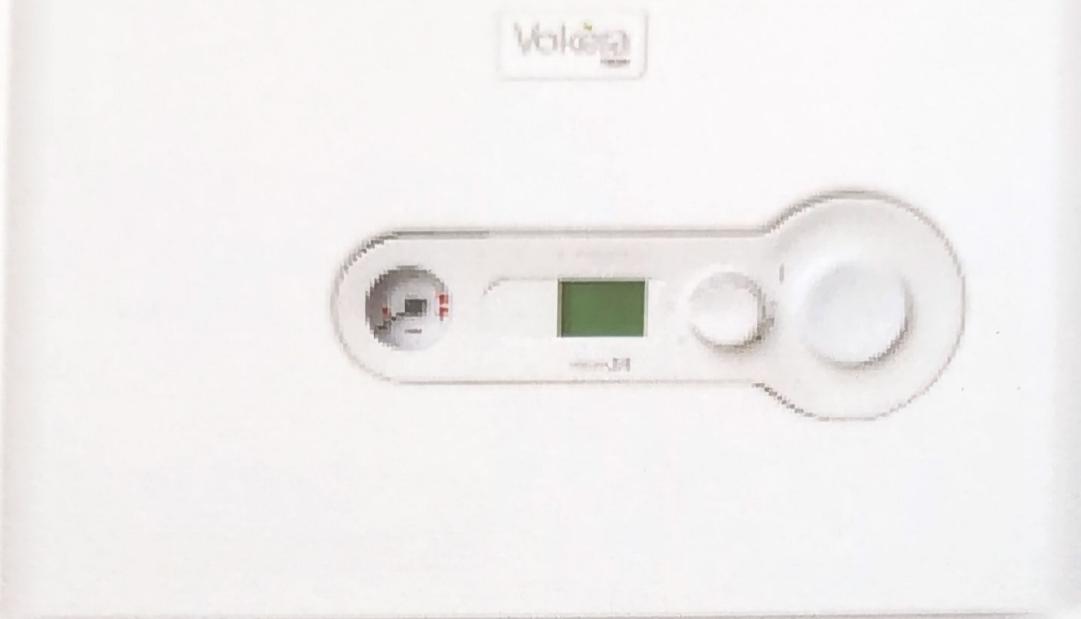
In the event that you do need to access the boiler, the controls can be found by opening the flap to the front of the boiler house. Further instructions can be found in the user manual provided.

Your boiler is turned on/off by means of a button on the control panel which is located on the front casing of the boiler.

### Boiler Control

The boiler controls are situated on the lower front of the boiler, as displayed below.





### Access Panel

The normal status of indicators with the boiler in operation should be as follows;

1. Red temperature indicator lights should be constantly on, showing the temperature of hot water between 60-65°C
2. The green pilot light indicator should be green
3. The pressure gauge should read between 0.5 and 2 bar pressure.

If any of the above is not the case, or if any temperature lights are flashing, there is a problem with the boiler.

In the first instance, carry out the following procedure;

1. Turn the main button to reset
2. The boiler should illuminate after approximately 10 seconds
3. The red temperature lights should be illuminated as the boiler comes up to temperature
4. Monitor for approximately 10 minutes to ensure correct operation.

If the above procedure does not result in correct operation, please turn off the boiler and contact a qualified plumber/heating contractor. We have provided a number in the 'Useful Numbers' section of this manual.

### Topping up system

The system pressure should be checked periodically to ensure the correct operation of the boiler. The needle on the gauge should be between 1 and 1.5 bar when the boiler is switched on.

Should the pressure fall below 0.5 bar, the system can be topped up by using the central heating system filler valve located in the airing cupboard.

We recommend that any works undertaken to the system are carried out by suitably qualified professionals.

## The Immersion

The electrical immersion is used to heat water and should only be used in the event of the boiler malfunctioning. It is turned on/off by means of a switch which is located outside the airing cupboard on the landing.

## Water pressure pumps

Your home has been fitted with a **Walrus pump** on the ground floor level, located in the utility room. This is to provide suitable pressure to the various outlets around your home.

## Photovoltaic Panels

PV or photovoltaic solar panels contribute towards the energy efficiency and rating of your home. These operate completely differently from solar hot water collectors. When daylight strikes a PV solar panel, a DC electrical current is generated. This DC current then travels down to an inverter, which converts the electricity from DC to AC. All homes in Ireland use AC power to run all the standard electrical items in the house.

A PV system is generally roof mounted, and generates electricity for your home from the sun's energy. It is maintenance free (the system has no moving parts). Panel numbers may vary depending on house orientation.

# Maintenance & Suppliers

# Maintenance guidelines

## Gas Boiler Maintenance

To ensure the continued safe and efficient operation of your gas boiler it is recommended that it is checked and serviced at regular intervals. To ensure the correct and safe operation of the boiler it is essential that any worn or failed components are replaced with genuine Vokèra parts.

We recommend having your boiler serviced once every 12 months. Please consult the user manual provided for further manufacturers' guideline.

### General Comments

Although there are no specific guidelines in maintaining your pumps, radiators, immersion and water tank these should be checked whilst your boiler is being serviced as part of an overall system check.

## Sewage Maintenance

To avoid blockage in your drains, we advise that you refrain from discharging the following into sewer drainage.

- Baby wipes
- Make up wipes
- Sanitary products
- Cotton ear buds
- Non- bio degradable paper
- Grease/oil from cooking
- Contraceptive products.

All the above are non- bio degradable and cause blockage in a gravity sewer system. The blockage may not occur at point of disposal but can cause blockage further down line thus backing up the system.

## Emergency procedures

In case of emergency please follow the following guidelines in order to isolate services:

### **Gas**

In order to turn off the gas supply to your home please access the meter box at the front of the property and turn the gas valve to the closed position.

### **Electricity**

In order to turn off the electricity supply to your home please switch off from the main fuse board located in the hallway of your home.

### **Water**

The water in your home can be turned off using the valves in the airing cupboard. All valves are tagged to indicate their use.

If required, the mains supply can be turned off from two locations, under the sink in the kitchen and from outside your house on the main footpath.

# Acclimatising your home



## Prevention of moisture

Your newly constructed home needs to be acclimatised gently for the first few months. Cairn Homes plc cannot be held responsible should damage be caused to any finishing or fitting due to neglect or failure to acclimatise your home as advised.

At the time of construction the building materials used absorbed water. While you may not feel the moisture in your home, it is there and needs to dry out gradually to minimize shrinkage as well as cracking. To aid this process, keep your home at a reasonable temperature at all times. Use heat sparingly at first so that the underlying building structure warms up and dries out slowly.

The evaporating moisture needs to be ventilated away in order to avoid damp and condensation which can cause black mould to grow on walls.

Condensation is steam or water vapour that reverts to water on contact with a cold surface. Condensation, if allowed to persist in unventilated conditions, can cause mould and damage to clothes, bedding, floor coverings, and the decorations and to the home itself. Once the building materials have dried out, modern standards of insulation will help to ensure that you do not experience harmful condensation.

Bathrooms require much more ventilation as more steam is produced in these areas.

The Demand Control Ventilation system installed in the property, extracts moist air from the wet rooms of the property.

### **Ways to produce less moisture**

- Ensure that there is low level of heating at all times
- Keep windows closed when rooms are occupied to allow the Heat Recovery Unit remove moisture from the air
- Keep internal doors closed when possible.

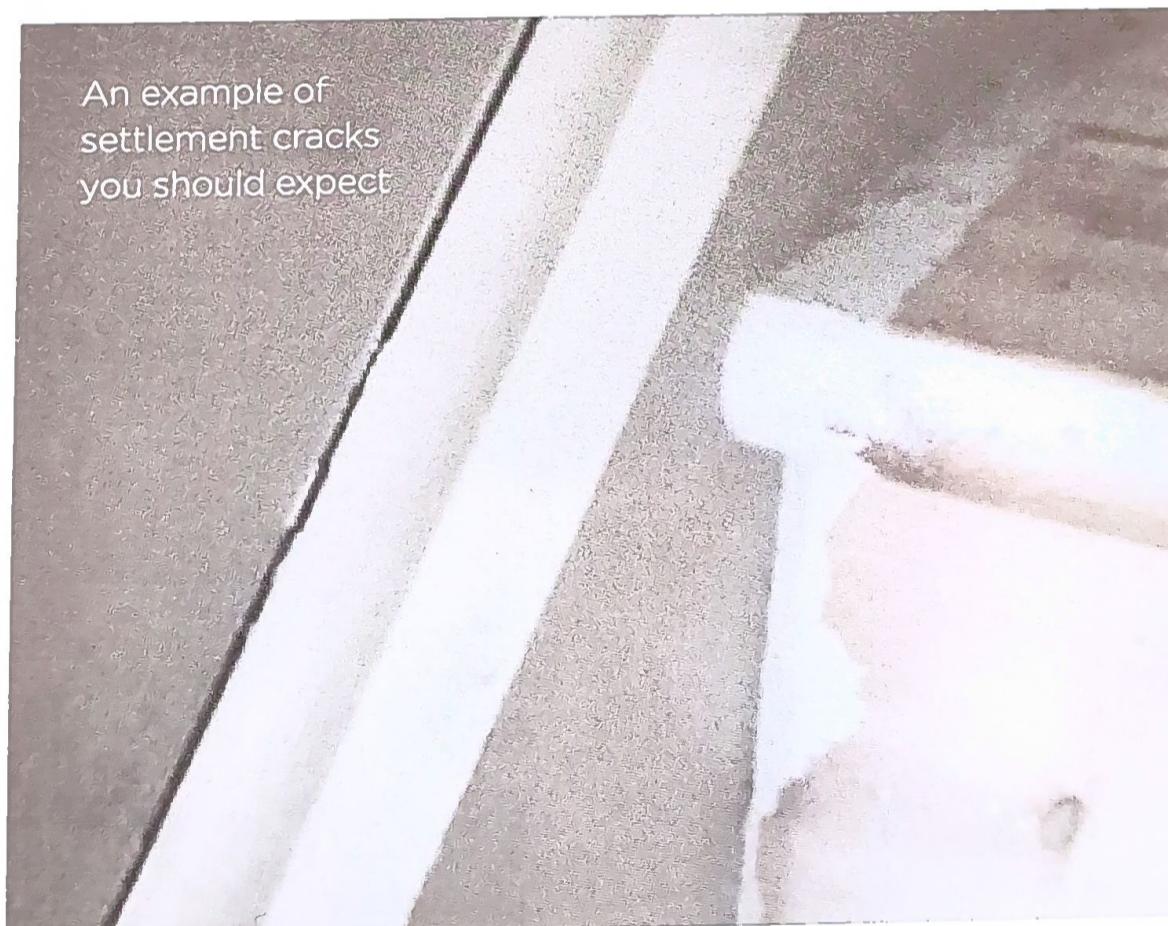
## Movement and shrinkage

Many materials have absorbed water during the construction of your home, and while it will not do you any harm, it does need to evaporate slowly and be vented away. This is a gradual process and occurs while the house is being lived in and heated. Timber and plaster will shrink causing small cracks to appear, however, these cracks are not structural defects and can be rectified in the normal process of redecoration. Such minor cracks are inevitable and are not classified as defects. Cairn Homes are not obliged to rectify them.

### Pointers

- Keep a reasonable, even temperature in your home
- Use central heating sparingly at first so that the building structure warms up and dries out gradually.

The period of 'drying out' depends upon the procedure adopted. Minor shrinkage cracks should be left for a period of time. They can be filled with a DIY product such a 'Pollyfila' which can be found at your local



# Suppliers

# Suppliers

Package	Supplier	Contact	Website
Kitchen	Nolan Kitchens	01 456 7621	<a href="http://www.nolankitchens.com">www.nolankitchens.com</a>
Bathroom & sanitary ware	Heatwise	057 935 1207	<a href="http://www.heatwise.ie">www.heatwise.ie</a>
Wardrobes	Cawleys Furniture	01 456 7621	<a href="http://www.cawleysfurniture.ie">www.cawleysfurniture.ie</a>
Tiling	Project Tiles	01 821 8478	<a href="http://www.projecttiledesign.ie">www.projecttiledesign.ie</a>
Paint	John Hayes Ltd Painting and Decorating	087 783 8312	
Appliances	KKS	01 6262314	<a href="http://www.kks.ie">www.kks.ie</a>

## Appliance package

Your kitchen appliance package has been supplied by KKS and comprises of:

- Hob
- Double Oven
- Extractor fan
- Dishwasher
- Integrated Fridge/ Freezer
- Microwave

## Operating Manuals Warranties

Your Manufacturers' manuals and warranties will be provided to you in the top drawer in your kitchen. Please follow the specific instructions contained in each manual.



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# Maintaining your Garden



## SHACKLETON PARK

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## Maintaining your garden

When you first occupy your home, the garden will likely have been grass seeded and during the establishment phase of the grass seed there are a few steps you can take to help establish the grass sward



The topsoil in your garden is newly placed. Technically the soils are called disturbed soils as the soils natural structure, with air spaces, drainage patterns and micro-bacterial life has been altered during the construction process of the development. At the start of the building phase topsoil is stripped from the entire site and stored carefully for later reuse. Newly placed soils in gardens need time to establish their own structure again and over time new drainage patterns and micro-bacterial life which is all important for plant growth will return. Covering the soil with compost, mulch or vegetation, including grass is the best way to help condition and protect the soil again.



## Easy solutions to common issues

### Patchy Germination

Some patchiness in grass seed germination is to be expected and can happen due to over watering, dry conditions immediately after germination, wind dispersion or because of birds feeding on the grass seed.

All that is required is that the bare patches are raked over to create a seed bed for fresh grass seed and kept evenly moist whilst the seed germinates. Call our site representative and we will deliver some grass seed to you to help things along, it will match the seed already selected and will form a more uniform colour and texture to your lawn area than shop bought varieties.



### Soil Surface Cracking

This can be caused by dry conditions immediately after seed germination but is a common occurrence on newly placed soils. In localised areas you should scratch the surface of the soil to make a seed bed for new grass seed which Cairn can supply.

Top dressing will also help in future years to build the organic layer of the lawn. For extensive areas of seed failure please contact your Customer Representative and one of our site team will investigate.





### Weeds In Lawn Areas

Mowing your new lawn on a high cut will tackle most annual weeds, don't use a selective herbicide as the mist from it will drift onto the establishing grass and kill it.

Use a feed and weed product later in the season to treat weeds or hand remove them using a garden fork.



### Hollows In Lawn Areas

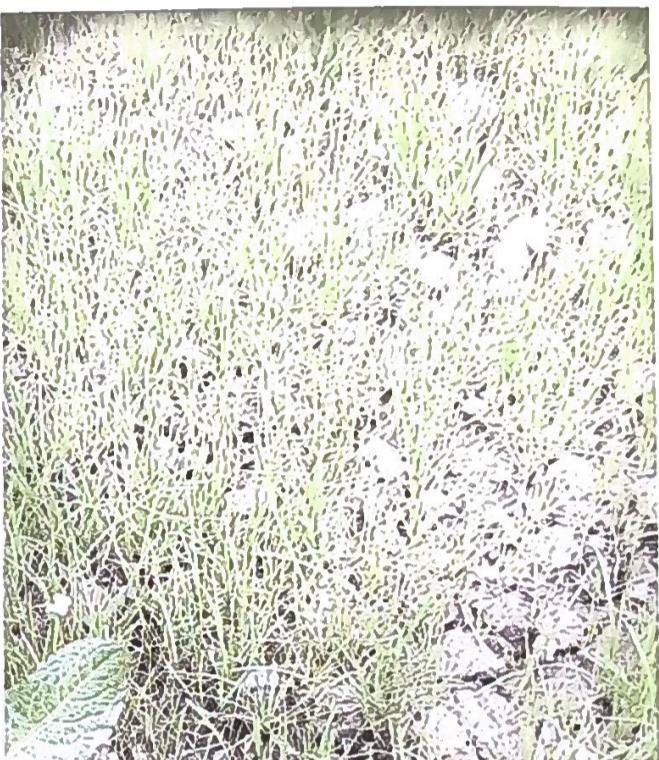
For localised depressions first cut your lawn low and top dress specific areas with a mix of 50 / 50 sand to fine screened loam or topsoil,

all available in bags from your local DIY store.

### **Stones In Your Lawn**

Our Landscape contractors cultivates your lawn area and leaves it in a condition suitable for seed germination which has a fine crumb structure. If there is heavy rain or if a period of time has elapsed between Landscape works and your occupation date the soil may have settled and have been weathered by the elements which reveals more stones on your lawn area. This is normal and part of the cultivation process.

Larger stones can be removed by hand or if there are many stones a spring tine rake can be worked across the grass to gather them up prior to mowing.



### **Grass Growing Through Your Patio Slabs**

On occasion grass seed may be blown to patio areas and later germinates, a selective herbicide available from your local DIY store will control this growth.

Please visit [www.cairnhomes.com](http://www.cairnhomes.com) for more information and commonly asked questions about your new garden.

