



# Homeowners Responsibility Guide

Your home has been constructed with great care and attention to quality. To preserve the integrity, comfort, and long-term value of your home, it is essential that regular maintenance is performed. The following outlines the items for which the homeowner is responsible.

## 1. **Drywall Settling**

During the first year, minor drywall cracks and nail pops may occur as the home adjusts and dries following construction. As a one-time courtesy, these repairs will be addressed during your 11-month warranty appointment, allowing the home to complete a full heating and cooling cycle. Please note, homeowners are responsible for repainting any repaired areas.

## 2. **Cosmetic Flaws**

All cosmetic issues must be documented during the final Walk-Through. Any cosmetic concerns identified after this time will be the responsibility of the homeowner.

## 3. **Grading and Settlement**

The rough grade of your lot has been designed to slope away from the home and is completed in accordance with the master grading plan. If a final grade was provided and settlement exceeding six inches occurs, a one-time touch-up of the affected area will be performed under warranty.

## 4. **Landscaping and Swale Maintenance**

Homeowners who install or contract their own landscaping are responsible for maintaining swales and grading in accordance with the master grading plan.

## 5. **Educational Resources**

Instructional videos covering the New Home Walk-Through, Warranty Information, and Home Maintenance are available on the builder's website.

## 6. **Warranty Guidelines**

The builder follows the NAHB Guidelines, 6th Edition warranty procedures. A copy is available upon request. Additional resources can be accessed through the builder's website and homeowner portal.

## 7. **Homeowner Responsibilities After Closing**

The following ongoing maintenance items are the responsibility of the homeowner:

- Moisture management and humidity control (see builder website documentation).
- Painting and caulking, except for items noted during the Walk-Through.
- Landscaping and lawn maintenance (unless otherwise specified in Community Documents).
- Regular sealing of granite, concrete, and tile grout.
- Warranty registration of individual products and appliances.