



Homeowner 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. **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 Harbor Homes' website.

6. **Warranty Guidelines**

Harbor Homes follows the *National Association of Home Builders Residential Construction Performance Guidelines, Consumer Reference, Sixth Edition* warranty procedures. A digital copy is available upon request. Additional resources can be accessed through Harbor Homes' website and in the homeowner portal.

7. **Homeowner Responsibilities After Closing**

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

- Moisture management and humidity control (see Harbor's 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