

## SEASONAL ITEMS

Once your home has closed you will now be under the care of our Owner Care Department. You may notice that there are still several items to be completed with your home. Your Owner Care team will reach out to you to schedule repair appointments shortly after your closing date. Please note that during busy closing months this may take longer than usual but your items are in queue and will be scheduled as Trade Partners provide appointment dates.

### Driveway Paving

Driveway paving can only be completed at certain times of the year and is generally completed in a group. You will be given advance notice closer to the completion date, before this work begins.

### Sod & Landscaping

Sodding is completed seasonally and for a group of lots at a time and/or laid for an entire site at the same time. Once the sod has been laid it is the home owners responsibility to water and maintain the sod. Phelps homes is not responsible for replacing sod that has died due to a lack of watering. You will be given advance notice closer to the completion date, before this work begins. Please ensure that you have proper water equipment in order to maintain your sod.



## Grading & Drainage

Once your grading has been completed by Phelps it will be inspected by the municipality and a grading certificate will be issued once it has been confirmed that all requirements have been met and that it has passed inspection. You will be notified once your grading certificate has been issued. Your home's grading is essential to prevent flooding and keeping your basement dry. Your grade should not be altered in any way however, it is advised that you consult a professional engineer/planner prior to completing any work that may adjust your grade prior to making any changes.

## Installation of Fences, Patios, Gardens, Sheds & Pools

It is highly recommended that you do not install any items such as fences, patios, decks, gardens, sheds or pools until your grading has passed and the community has been assumed by the municipality. If you do proceed with the installation of these or like items prior to grading approval you may be required to remove them at your expense. Please also remember to check with your municipality and condo board (if applicable) for approvals.