



**Happy to see the sun shining and the days warming.**

**Hope you are well ☺**

The O'Malley Team wanted to reach out and assure you we will be busy working to prep and complete your exterior items for your home. The weather really plays a **HUGE** role in what we can do and when. We monitor the weather to ensure we can perform the work needed in the correct conditions not just for that day but the days leading up to or after. We do ask for your patience and approval to be on your property as needed to complete the work. We will be working in order of closing ideally but in some scenarios due to the site conditions or access we will need to deviate from this. One request we have is with the recent boom of house sales our trades are working to complete homes, but it has increased traffic and vehicles in the subdivision. We ask that you try to not park on the street as much as possible to allow the large vehicles safe access to the homes and to avoid any property damage. The streets and driveways are muddy, and the season is on us that we cannot control mother nature. We will have the roads cleaned monthly.

## **We will be working with suppliers and trades to install.**

### **Front Trees**

Your front tree is selected by the tree plan through the township. You are responsible for watering regularly to ensure the health of the tree. O'Malley Homes is not responsible for the upkeep and health of the tree.

### **Driveway**

We will be prepping and installing the driveway as per your request on selection sheets. We will notify you 24 hours prior to install. On the day, your garage is going to be installed we will need your cars removed from the driveway and garage. Garage door opened so they could finish up to the garage apron. Also, you will not be able to drive or park on it for 7 days. **THIS IS A MUST.** As an FYI concrete can and will crack and is not warranted. For example, the garage floor, driveway, basement floor and minor cracking in foundation or the bricks/mortar.

### **Grading and Sod**

Once your driveway is installed typically this will be done. Sod is not cut typically prior to June 1st so depending on availability to us and your closing date you can be assured you will have grass prior to the end of August. The ground must be dry and free of excessive moisture for the machinery to work. So, a sunny day does not mean our machinery can get access without sinking for example. The grading is done to meet the towns grading plans and we must adhere to this. We ask that you do not erect a deck, patio, pool or shed until this work is done and grading certificate issued. Once the sod is laid ensure water within 30 mins of it being laid to avoid stress to the grass and then continue to water as needed to maintain the grass. You are 100% responsible to ensure the grass is maintained and recommend 2 sprinklers one for the front and another for the rear. Stay off the yard while the sod roots and establishes itself and ensure the side yards and up against the foundation are watered as well.

### **Front Door Painting and Jambs**

As per your selection sheets the outside of the door will be painted in the chosen colour. If you have a glass insert the frame that is plastic can be painted if you wish but the paint is not as bonded to plastic as it is to the fiberglass door. So, you will need to let the painter know if you want the trim piece left white or painted. The

door is not warranted for chipping or scratches after it is completed. This is something you will need to maintain as in any home. The painters need the door to be left open for the day so ensure someone is home and that pets are kept safely in another room to avoid escaping. The jambs on the front door and into the garage from the house will also be painted at the same time and that door left open as well.

### **Sump Pumps**

We get calls at this time of year as to why the sump pump is running so frequently. This is normal as the ground frost melts and the spring rain. This is normal and the pump is doing what it is supposed to do. Once your grading is done and the sod is laid it will reduce because the grading swales will take the water away from your house.

### **Service**

Please ensure you are familiar with your Tarion dates to submit your service forms – this is your responsibility. Also reviewing what is covered under the warranty prior to submitting - for example we do not cover settling and drying issues as detailed in your warranty. Service for certain items is done in accordance with the recommendation of Tarion for example if a door is not latching it needs to season prior to the adjustment because if done too soon and then the door accumulates and then will not fit again for example. A reminder that **ALL SERVICE must be documented** on your 30 DAY

Tarion or 1-year Tarion Form. We **DO NOT accept service** by phone call, emails, or verbal. This process ensures proper details and pictures are available to the supplier and trades to complete the work. You will have received an email and letter from Tarion advising when the work **MUST** be done, and we as well get this information sent to us. In the event of plumbing leaks, failure to mechanical you can submit an emergency request to our service email. If you choose to not wait for a repair to be done by O'Malley

Homes this is fine, but you will not be compensated for any costs associated.

**All service forms** to be sent to [service@omalleyhomes.ca](mailto:service@omalleyhomes.ca)

I hope this information helps answer any questions you have. Again, we will be commencing work on your home as fast as possible with material and trade availability. Each of our homeowners are valued and we appreciate your patience during this process.