



Your new home!

Reconciliation:

The reconciliation is processed up to 2-3 weeks after the closing takes place. Allowance amounts held by Graystone will be used to offset any outstanding deductions or invoices due on the home that are submitted after the closing. If there are no deductions, a check will be cut to the buyer for the full amount of the allowance & will be mailed to the new property address (unless otherwise instructed). If there are deductions reduced from it, a detailed invoice will accompany the check for the remaining allowance amount.

Propane:

Heating system is fueled by propane (if applicable) & the tank is owned by Rymes Heating Fuels. The buyer will receive a discount on their heating fuel with Rymes if they create an account **prior to the closing** (1-800-773-0309). If the buyer chooses to use a different propane provider, the new provider will negotiate directly with Rymes to determine the ownership transfer of the tank **after closing**. Any propane remaining in the tank at the time of closing will be prorated and deducted from the reconciliation statement.

Cable:

We advise all buyers to contact the cable provider to set up installation 1-2 weeks before the closing. New construction cable installation requires additional time and this will ensure that you will have service as soon as possible.

Electric:

Please be sure to call the electric provider at least a week prior to your closing and ask them to switch service into your name as of the proposed closing date.

Dehumidifier:

We strongly advise that the buyers run at least one dehumidifier in the basement 24/7 for the first few months. The building materials contain a large amount of moisture & this will help the house "bake out" properly.

Perimeter drains:

Drains with crushed stone have been installed around the perimeter of your home. This will decrease the chances of basement flooding. There is a hole in the basement floor designed for sump pump in case the perimeter drain becomes frozen or clogged.

Radon Air pipes:

A radon air pipe have been stubbed into the basement floor for a future radon system, if needed.

Granite mailbox posts (if included in specs):

Graystone provides a granite mailbox post & bracket. The buyers are responsible for the mailbox & installation of the post. Please be sure to contact the post office if there is any question on placement.

Final Walk Through:

The final walk through is required to be scheduled during normal business hours (9am – 3:30pm). This meeting is meant to be an informational meeting for the buyer in order to answer questions. This meeting should take approximately 30 to 45 minutes. The buyers will have an additional 30 days from closing to submit a detailed punch list in writing to the builder's office.

Punch lists:

The Buyer has 30 days from closing to submit a final punch list in writing to the builder's office. Builder's office will coordinate directly with the Buyers to have items addressed within a reasonable amount of time. The builder reserves the right to refuse any punch item if they feel that it's excessive or unrealistic.

Door adjustments:

The home will expand and contract through the changing seasons & temperature changes. This will cause the doors to stick or to appear to be too loose. This should be added to the 30 day punch list. If the buyers are experiencing issues after this timeframe, it would be considered the homeowner's responsibility.

Landscaping:

Disturbed areas have been loamed & seeded with sufficient grass seed to create a suitable lawn. Seller does not guarantee against drought or washouts due to inordinate rainfall. Some minor earth settlement should be anticipated around the house foundation and plantings should not be installed until sufficient time for settlement has elapsed. Any landscaping to be completed at seller's discretion. Seller is not responsible for reseeding, fertilizing or typical maintenance of lawns after the closing date. Buyers are responsible for proper care of the lawn/plantings after closing takes place (watering, fertilizing, etc.)

Paved Driveway (if included in specs):

The price of the home includes a base coat of pavement on the driveway. The buyer is advised to wait 2 winter seasons before they have the second/final coat added. This will be at the buyer's expense.

3 month drywall touch ups:

Nail pops & drywall cracks are typical with new construction. The Buyer has 3 months from the purchase date to e-mail a written request for a final revisit to address the nail pops & drywall cracks. Buyer will be responsible for touch up paint for these areas & any re-caulking of trim needed.