



HOME OWNER GUIDE

# After Possession Items

Once you take possession of your new home, there are often several items still to be completed. There may also be certain items you may wish to complete at this time, but it is advisable to always check with your Client Care Coordinator to ensure you are free to do so.

## Driveway Paving

Driveway paving is a seasonal item that can only take place during certain times of the year. It will also not occur until a majority of the construction within the community has been completed. You will be given advanced notice of its completion, along with maintenance details, closer to the date of installation.

## Sod & Landscaping

Sod is also a seasonal item, and is often only laid once the construction in the community, or on a street, has been completed. You will need to ensure your home has access to proper watering equipment in order to maintain the sod. Marz Homes is not responsible for replacing grass that has died due to lack of watering. As with driveway paving, you will be given notice in advance of its completion.

## Grading & Drainage

The grading of your home is essential to preventing flooding and keeping your basement dry. In addition to protecting your home from water, it also plays a larger role in protecting the homes of your neighbours as well, and should not be altered in any way. Your lawyer will be provided a copy of your final survey on closing that can be used as a reference. However, it is advised that you consult a professional engineer/planner prior to adjusting your grading. If the municipality has concerns about any alteration you have made to your grading, the repair could potentially be at your own expense.

## Installing Fences, Pools, Patios & Gardens

Once your sod has been installed, you may be starting to plan the installation of fencing, pools, or other backyard features. However, these items cannot be installed until the City/Region/Town has signed off on the final grading for the community. This normally occurs one (1) year after the sod has been laid, allowing appropriate time for the ground to settle. To find out if your home is eligible for fence, deck or swimming pool installation, please first confirm if the community has been assumed by contacting your municipality or Client Care Coordinator.

For more information on any of the above-mentioned items, please contact the Marz Homes service department at: [clientcare@marzhomes.com](mailto:clientcare@marzhomes.com).