



Dear Homeowner:

**SPRING IS HERE!** We will be starting **DELAYED EXTERIOR WORK CONSTRUCTION ITEMS** very shortly. This letter is to remind you of what to expect over the next few months.

The most commonly asked question this time of year is: **“When can I expect my delayed exterior work to be completed?”** Our goal is to complete all delayed exterior work on homes built during the winter months prior to **August 15<sup>th</sup>**. We understand that everyone is very excited when the first signs of warm weather come our way, so we'd like to remind you of the process in which Lombardo Homes will be completing the delayed exterior work for you and your neighbors.

As **newly built homes** are constructed, the municipality requires Lombardo Homes to completely install all exterior work and obtain full certificate of occupancy to ensure their closing promise is met. Consequently, you may see a home receive a driveway or a final grade prior to the completion of **your** delayed exterior work. We understand the frustration you may feel, but please understand that these are rules set by the municipalities and is out of our control.

The major contributing factor to scheduling and completing delayed exterior work is the weather. Every year is different when it comes to spring weather, and we have experienced some of the most extreme springs in history over the past few years. It is imperative that soil conditions and temperatures are optimal and conducive to complete concrete work. Please be patient as we try to utilize as many of the good days as possible; we want to be sure to complete the work correctly the first time so we can meet or exceed your expectations.

#### **General Overview:**

**Step #1: Customer Contact.** Homeowners will be contacted prior to removing temporary driveways for concrete installation. At this time, please move any vehicles parked in the garage or driveway to the opposite side of the road in front of your home. Vehicles will not be able to be parked on the driveway or in the garage for approximately 10 days after concrete is placed.

**Step #2: Remove All Temporary Drives and Walkways.** This will include cutting out of the grade for the permanent placement of the concrete and the removal of the temporary material.

**Step #3: Exterior Concrete.** This will include any driveways, sidewalks and porches, and will take a minimum of 3 days for the preparation, city inspection, and placement of the concrete (pending no rain delays). **PLEASE DO NOT WALK ON CONCRETE FOR 24 HOURS AND KEEP VEHICLES OFF DRIVEWAY FOR AT LEAST 10 DAYS.**

**Step #4: Final Grading and Debris Removal.** After all concrete is poured and cured (10 days minimum after pouring), the grading will be completed to comply with the elevations on the plot plan. Your plot plan has been specifically designed to allow for proper drainage away from your home into swales and/or catch basins. After the final grade is completed, an engineering company will verify the accuracy of the field conditions to the approved plot plan. Once the engineer inspects the grade, they will provide Lombardo Homes with a Grade Certificate. After that, Lombardo Homes can schedule the final grade inspection with your municipality.

**Step #5: Landscaping.** If selected, this will follow the approval of the grade inspection.

**Step #6: Sod and Irrigation.** If selected, this will follow the final grade (approval) and any landscaping that was installed by Lombardo Homes. Your irrigation system will be installed first, followed by the installation of your sod. Sod must be watered **2-3 times daily for first 3 weeks following installation.** Your irrigation



controller will be set accordingly by the landscape contractor at time of installation. After the 3-week period has elapsed, please turn back the watering durations as recommended by a Lombardo representative or landscape contractor. **This will result in a higher-than-normal water bill for this 3-week period.**

You should wait at least 10 days to 2 weeks before you mow your new lawn. To avoid any root damage and subsequent browning, set your mower at least 3" high. Keep in mind that some areas may not be rooted yet, so take it slowly. Keep grass clippings and leaves off new lawns for the first year.

**Special Notes:**

**Street Trees:** Street Trees installed in the spring will need to be cared for and watered by the homeowner. Please continue to water these street trees throughout the summer, **approximately 5 gallons per day for the first 2 weeks, then 10 gallons per week thereafter.**

**Homeowner Requests/Additional Work:** Some homeowners may wish to have additional exterior work done on their home while the contractors are completing the delayed exterior work. We do not want to deter any requests; however, **no additional work can be done until after the full certificate of occupancy has been obtained.**

**Winterization:** In order to uphold your warranty, you must use the irrigation contractor who installed your system to perform the winterization. Any other contractor used will void your warranty.

Please also note that completion of delayed exterior work may NOT necessarily be done in any particular order (i.e., order of purchase, closing, or neighborhood). We work as efficiently as possible to get everything completed in a timely fashion. You can track our progress and monitor when we anticipate starting in your neighborhood by following our spring schedule on our [website](#).

Thank you for your time and attention in regard to the delayed exterior work items listed above.

Sincerely,

Lombardo Homes