

Hopewell Residential Seasonal Program – What You Should Know

Moving day is exciting - especially when you're moving into your brand new Hopewell Residential home.

However, it's important to remember that there is still work to be done after possession. Due to the climate we live in and our year-round possession dates, you may find there are some exterior seasonal items that may not have been completed at the time of your possession. Such items include, but are not limited to, final grade and loam, receipt of grade certificates, parking pads, concrete driveways and sidewalks, exterior painting and parging.

Hopewell's seasonal work commences on June 15th, continuing through to October 15th, weather permitting. Here's what you can expect.

Q: When will my seasonal work be completed?

A: At Hopewell, we want all of our clients to love living in their new home, and that is why we work throughout the season to accomplish as many seasonal items as possible. Unfortunately, due to adverse weather conditions, we may be unable to complete all homes in the time allotted. This means that though you may be anticipating your seasonal work to be completed this year, it is possible that it will be reallocated for completion next spring. We strive to ensure this will not happen; however, if it becomes necessary, we will prioritize your home next summer.

Q: When will my grading/landscaping be complete?

A: We are unable to notify you of the exact date your grading/landscaping will be complete, so we ask that throughout our seasonal work season, you keep your front and back yards free of items such as toys or patio furniture. If items are in the yard, your grading/landscaping will unfortunately not be completed.

Our contractor will grade and level all lots to the specifications set by the City and the community developer, ensuring proper drainage away from your new home. You may notice the loam provided contains organic material, rocks and gravel – that's because the loam we provide is unscreened, so we recommend raking it before laying sod. Also, please note the soil surrounding the basement walls and covering the trenches may settle within the first year.

When it comes to grading, one day of rain or snow can slightly delay our progress. We will wait until the ground is dry before pouring concrete or completing landscaping, as this helps ensure your driveway will remain level, and will help prevent your lawn from dipping or sinking. While this does mean a delay in the work, it ensures a more durable, better-quality product that will stand up to long-term use.

Did You Know?

- Seasonal work cannot commence until the ground is completely thawed – the expansion and contraction of soil due to the ground freezing and thawing can cause craters and dips, so waiting until the ground is thawed is imperative for us to ensure top-quality results.

Q: When will my driveway/sidewalk/parking pad be complete?

A: Our concrete company will notify you 24 to 48 hours in advance of pouring your driveway/sidewalk(s)/parking pad. In order to ensure you receive your concrete, please ensure you take the following steps.

If you have a front-attached garage, please leave your garage overhead door unlocked so our trades are able to gain access and pour concrete. We connect your driveway directly to your parking pad, and because of that, if the door is locked, or if vehicles are in your garage or driveway, our trades will not be able to pour concrete. In this case, your home will be missed, and will be completed at the end of the season, weather permitting, or may be reserved for completion at the beginning of our next season.

For homes with rear parking pads, please ensure you keep the area free and clear so our trades are able to pour concrete. Unfortunately, if the area is obstructed in any way, your home will not receive its rear parking pad, and will be completed at the end of the season, weather permitting, or may be reserved for completion at the beginning of our next season.

Once your driveway is poured and set, we recommend sealing it with a silane or siloxane penetrating sealer, following the manufacturer's instructions. Sealing of the concrete surface should be no sooner than 28 days after concrete placement, and always before being exposed to traffic. Concrete should be resealed with a high-quality sealer a minimum of every three years or sooner if required.

Did You Know?

- Concrete takes 28 days to dry and set, and parking a vehicle on concrete before this time has passed may void the concrete's warranty.

Q: Why isn't my stucco/parging complete?

A: When you move into your new Hopewell Residential home, you may find your exterior stucco and/or parging still needs to be completed. That's because through snowy and/or rainy months, we're not always able to apply these items as the weather conditions will prevent them from setting properly.

Unfortunately, we are unable to notify you of the date and time our trades will arrive to complete your stucco, stonework and/or parging. With that in mind, we ask that you please keep items such as toys, furniture or barbecues away from the base of the home in order to allow the trades ease of access.

Did You Know?

- Parging is a decorative concrete element applied on top of your home's foundation, in order to cover any unsightly marks left from the construction process. As it is purely aesthetic, cracks in parging will not affect the integrity of your home.

Q: When can I do my landscaping?

A: You must receive your final grade certificate prior to landscaping. In addition, we recommend waiting as long as one year before laying sod, installing a fence or installing a deck. Of course, we also understand that this isn't always feasible. Should you choose to complete these items before one year has passed, please wait until as late in summer as possible to allow the ground to settle.

Did You Know?

- At Hopewell, we are proud to offer a deck option to our clients – in the cases where we are building a deck for our homeowners, we receive a permit specific to this item. In cases where our clients prefer to build their own decks, we remind you that you must receive a grade certificate before completing landscaping and decking. We provide a grade certificate to our homeowners after the City approves the final grade and sends the certificate to us.

Questions?

Please contact our dedicated Service and Warranty team with any further questions. We are happy to chat with you over the phone or via email.

Reach us anytime at edmontonservice@hopewell.com or at 780.447.4761.