

**\* \* \* ATTENTION \* \* \***

**POLICIES/PROCEDURES: FINAL LOT GRADING/SETTING**

1. KEM Homes, Inc. is responsible for a final lot drainage grade within 10 feet of the foundation only. This assures proper drainage of normal/anticipated irrigation and rainfall only. KEM is **not** responsible for puddling caused by irrigation/landscaping or rainfall outside of this 10-foot area.

**Any** additional grading which the homeowner may desire:

- A. is done entirely at the homeowner's risk and expense, and
  - B. May **not** be done prior to the real estate closing.
2. Grading/landscaping done by the homeowner which alters the 10-foot drainage perimeter may violate and/or void any applicable warranty coverage. Further, the Residential Warranty Corporation advises against planting/irrigation directly adjacent to the foundation areas.
  3. KEM will not advise, perform, schedule, contract for, order, or otherwise act in regards to lot grading beyond the final drainage grading specified above. It is critical that any landscaping performed does not alter the final grade. Any settling caused by homeowner or landscaper will be the responsibility of that party.
  4. The homeowner assumes full responsibility for any drainage problems on neighboring lots which result from his own alteration of drainage grades.
  5. Water and sewer lines and the foundation have been thoroughly compacted by KEM. Should further settling occur, KEM will provide, once, sufficient soil to fill such settled areas, but not be responsible for the spreading of such soil or for sod replacement or other related items.
  6. All basements shall be leakproof. KEM Homes can only warranty this if downspout extensions are always left in a down position and other guidelines below are followed.
  7. Garden edging around the foundation can trap water during irrigation and from snow and rain. Please allow areas for this trapped water to escape. It is best to have your downspout extensions extend past the edging.
  8. KEM Homes will not fix settling or basement/crawlspace leaks that have been determined to have been caused by: downspouts left up, garden edging trapping water, irrigating of shrubs or flowers within 10 feet of foundation, poor landscape/drainage planning.