



Home Owners Guide



**Crafters
& Son**



CUSTOM HOMES

www.CraftersAndSon.com

Welcome HOME

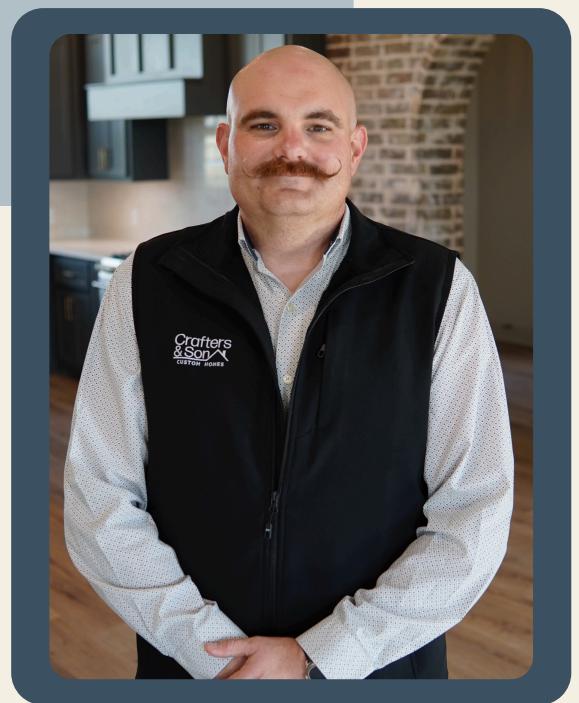
Congratulations on your beautiful new home! At Crafters and Son Custom Homes, we understand that a home is more than just sticks and bricks—it's a place where memories are made, traditions are built, and dreams take shape. We are truly honored that you've entrusted us to be part of this exciting journey.

Your new home was crafted with care, precision, and attention to detail, keeping your family's comfort and happiness in mind. Every corner of your home reflects our commitment to quality and our passion for creating spaces that families can cherish for generations.

We're here to support you every step of the way. Inside this booklet, you'll find valuable information about your home, including design selections, warranty details, and contact information should you need anything.

Welcome to the Crafters and Son family! Thank you for allowing us to craft a home you'll be proud to call your own.

Warm regards,
David Cumming





One of David's greatest memories is the lessons learned while growing up on the job site of the family construction business.

After earning a Bachelor of Science degree in Construction Management from the University of Houston, David decided to continue the family legacy by crafting one of a kind homes and building lasting relationships.

David has a passion for family and service to others. When not constructing homes, David can be found spending time with his wife and children.

“At Crafters and Son Custom Homes, In all our endeavors, we embrace an altruistic, family-centered approach, prioritizing meaningful relationships.

We foster a “how I would want it” philosophy.

This drives us to craft distinctive homes, cultivate enduring connections, and champion local communities.”

About This Guide

How to use this guide

This guide contains information that applies to every Crafters & Son home. House-specific items such as design selections, appliance manuals, warranties, and technical documentation are provided separately in your document folder.

If you're ever unsure where to find something:

- Start here for general guidance
- Check your document folder for manuals and selections
- Contact us if you still need help

How We Build

We build homes the way we would want our own families to live in them. That means:

- Thoughtful design, not shortcuts
- Quality materials and trusted trade partners
- Long-term performance over short-term savings
- Clear communication and accountability

Every home we build is unique, but our standards never change.



Life After Move-In

What to expect after move-in

New homes go through a natural settling period.

You may notice:

- Minor drywall cracks as materials adjust
- Small nail pops
- Slight door or cabinet adjustments

These are normal and expected. They do not indicate structural problems. If something concerns you, reach out. We'd rather answer a question early than have you wonder.

Homeowner Responsibilities

Proper maintenance protects your home and your warranty.

As the homeowner, you are responsible for:

- Regular HVAC servicing
- Seasonal caulking and sealing
- Proper drainage and soil grading
- Promptly addressing small issues before they grow

Neglecting routine maintenance can lead to damage not covered by warranty.

Maintenance Expectation

Every home requires care. We recommend:

- Changing HVAC filters regularly
- Monitoring humidity levels
- Keeping gutters clear
- Maintaining exterior finishes

Additional maintenance resources may be available online.

New Home

WARRANTY

At Crafters and Son Custom Homes, we stand behind the quality of our work, which is why every home we build comes with a 1-year warranty. This warranty ensures your peace of mind by covering key elements of your home and addressing any covered issues that may arise during the first year. For complete details about your warranty, simply scan the QR code below or visit www.craftersandson.com/warranty to access the full written warranty document. We're here to support you every step of the way!

