

Your first year in a new home is an exciting chapter, full of milestones, learning curves, and a bit of settling in (literally). Whether you're a first-time buyer or a seasoned homeowner, moving into a brand-new home comes with a unique set of expectations. At Brighton, we believe in helping you feel confident and comfortable through every stage of homeownership. In this blog, we'll walk you through what to expect during your first year in a new construction home, from natural settling to maintenance and making your house truly feel like home.

Settling In: Understanding the “Break-In” Period

Natural Settling is Normal

Much like a new pair of shoes, a new home needs time to adjust. As materials respond to temperature, humidity, and the rhythms of daily life, your home will begin to settle. You might notice small drywall cracks, nail pops, or minor shifting in trim or flooring. These are typical signs that your home is adjusting to its environment, and they're nothing to worry about.

Climate and Seasonal Changes

Throughout your first year, your home will go through all four seasons. This can reveal things you may not have noticed right away. For example, wood components may expand or contract with moisture changes, and you may hear creaks as materials shift slightly. These reactions are expected and are accounted for in your home's construction.

Maintenance Milestones in Year One

Monthly & Quarterly Tasks

A little upkeep goes a long way in preserving the comfort and function of your new home. In your first year, make it a habit to:

- Replace HVAC filters every 1-3 months
- Check caulking in kitchens, bathrooms, and windows
- Clean out exterior vents and drains
- Test smoke and carbon monoxide detectors
- Inspect your irrigation system seasonally

Keeping up with these small tasks will help you avoid bigger issues in the future.

Warranty and Service Checks

One of the benefits of buying a new Brighton home is the peace of mind that comes with a builder's warranty. Be sure to review your warranty documents, note important deadlines, and report any concerns within the service windows. Most minor settling-related repairs can be addressed through your warranty during your first year.

[About Brighton's Warranty](#)

Consider a Professional Inspection

Some homeowners choose to schedule a home inspection around the 11-month mark to identify any issues before warranties expire. While not required, it can be a helpful way to catch anything that has developed over time.

Personalizing Your New Home

Live In It First

It can be tempting to start making major design decisions the moment you move in, but we recommend waiting a few months. Give yourself time to experience how each room functions, what lighting looks like at different times of day, and how your routines evolve before making big changes.

Add Personal Touches

As you get settled, you'll naturally want to make the home feel like yours. Start with easy changes like new light fixtures, cabinet hardware, or decorative paint. These updates can make a big impact without disrupting the home's structure or warranty.

Landscaping and Outdoor Living

If your home includes new landscaping, remember that plants and sod will need time to establish. You may also want to expand your patio, add raised garden beds, or install exterior lighting. These are all great ways to enhance your outdoor space once you've lived in it and understand how you'll use it.

Common First-Year Surprises (and Why They're Okay)

It's normal to have questions, or even small concerns, during your first year. You might wonder if that creaky floorboard is an issue (it's probably just settling). Or why the grass isn't growing in perfectly yet (new lawns take time). The truth is, new homes are built to last. But like anything new, they evolve a bit in the first year. Try not to expect perfection. Instead, focus on enjoying the process of making the home your own.

When to Reach Out



Your builder is here to help. If you experience something that seems out of the ordinary or beyond regular maintenance, don't hesitate to reach out to the Brighton team. Whether it's a warranty request or just a question, we're happy to support you during this exciting first year and beyond.

Final Thoughts

Your first year in a new home is a time of discovery, growth, and plenty of proud homeowner moments. While you'll experience some natural changes and learn a few maintenance routines, you'll also have the chance to shape your space into something truly personal. At Brighton, we're here to help every step of the way. We don't just build homes—we build lasting relationships.



BRIGHTON SEASONAL HOME CARE CHECKLIST

 Spring —————  Summer

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