

## Commonly Submitted Items to Warranty That Are Homeowner Responsibility

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- All cosmetic damage (including paint and drywall touch ups) not documented prior to closing.
- Grout maintenance; tile and grout sealing.
- Caulking – inside and outside of the house, including but not limited to:
  - Around doors and windows.
  - Around sinks, toilets; shower enclosures and valves; tub and shower to flooring unions.
  - Tile backsplash to countertop unions.
  - Mirror to countertop unions.
  - Minor cracking where drywall meets drywall (unless cracking exceeds 1/8”).
  - Minor cracking where baseboard meets baseboard.
  - Cracks in concrete flatwork, and in exterior flatwork control joints. Concrete flatwork to building unions. Use a concrete caulking.
  - Exterior siding and trim material unions.
  - Exterior penetrations.
- Adjustments in exterior door thresholds.
- Interior and exterior door adjustments and hardware; could be seasonal.
- Clean out sliding window and door tracks as needed and lubricate as needed.
- Fire/CO detector battery replacement; may be seasonally.
- Furnace filter replacement every 2-3 months.
- Garage door track and opener lubrication every 6 months.
- Remove garden hoses from connections and winterize sprinkler system before temperatures get below freezing. Hose bibs bursts or leaks caused by failure to winterize sprinkler system is not covered by warranty.
- Maintain grade and drainage on property, this includes adding any erosion prevention measures for slopes. Consult site plan for any landscaping changes. All drainage and grades are certified.
- Landscaping mulch, rocks, and other materials to be touched up and added on a routine basis.
- Repair of minor yard sinkage caused by settling, moisture, or use of lawn should be filled with landscaping dirt in a timely manner and is not covered by warranty.
- Sprinkler timer scheduling and sprinkler head maintenance/replacement after closing is a homeowner maintenance responsibility.

[homebuyer.com/learn/home-maintenance-checklist](http://homebuyer.com/learn/home-maintenance-checklist)