



## **Homeowner Maintenance Checklist**

Protecting your home with regular care and maintenance is crucial. In doing this, it will keep your home operating properly and problem free. **Home Maintenance is different than your Home Warranty.** To help you as a homeowner, we've put together a list of Common Maintenance Tips to keep you on track with your home's upkeep.

**Cleanliness** is a factor that will make your home last longer and work better. Dust and dirt, if allowed to accumulate, can harm the finishes on all items in your new home. Make sure to clean it with a substance that does not scratch or damage the finishes.

## **Maintenance Checklist**

### **Interior:**

- Interior Caulking/Grout** – check for cracks and separations in caulking around sinks, bathtubs, toilets, faucets, counter tops, backsplashes, ceramic tile walls, ceramic floors, soap dishes in showers, window sills and other areas originally caulked by the builder. Grout is porous and is subject to crack, break down, stain or discolor. This is not covered under the Builder's Warranty and is considered routine homeowner maintenance. To repair any of these areas, use an appropriate caulking compound and follow the instructions. We recommend that you apply grout sealer to ceramic tile grout if you wish to give the grout additional protection.
- HVAC:** Inspect and service your heating or air conditioning system, depending on the season, every 6 months. Inspect furnace filters monthly, changing when needed
- Windows and doors:** check both on the exterior for possible air or water leaks and make sure weep holes are clear at the bottom of the outside sliding doors.
- Plumbing:** Flush all toilets and run water through all sinks, especially in bathrooms that aren't used on a regular basis
- Garbage Disposal:** Check and tighten trap under kitchen sink due to vibration from garbage disposal
- Smoke detectors/Carbon monoxide detectors:** Replace batteries, as needed.
- Dryer Vent:** Clean out clothes dryer vent, if applicable
- Door Knobs:** Check and tighten door knobs, as needed

## Exterior:

- ❑ **Walk up Stair Drains:** Inspect and clean any debris in drain
- ❑ **Gutters:** Make sure gutters are free of debris that could prevent free flow of water.
- ❑ **Hose/Hose bibs** - Late fall, hoses should be drained, disconnected and winterized. **Disconnect hoses from exterior hose bib, shut off water to exterior hose bib and open valve to drain any water.** If hoses remain connected and hold water, it can freeze and cause the indoor pipes to burst. This is not covered under Warranty.
- ❑ **Seeding:** Starter Lawns will need a lot of maintenance from you. Please refer to your Handout on Newly Planted Grass for further maintenance & care. Seeding is not covered under the Builder's Warranty.
- ❑ **Sump Pumps/Sump Pump Extension:** plugged into GFI protected outlet, designed to have only your sump pump plugged into it. Please be sure GFI is not tripped and always ready. Make sure sump pump extension is attached and far away enough from the foundation to be sure the water isn't recirculating.
- ❑ **Grading/Drainage:** will be affected by weather; you are responsible for maintaining your finished grade and drainage after closing.
- ❑ **Concrete:** expansion joints/cracks, in basements and garages, are normal and expected. Concrete color varies with each install. During winter months, blankets are used to protect the concrete and may cause color variations throughout the surface. Concrete/Driveways are not covered under the Builder's Warranty. Please refer to the Tuskes Homes Builder's Warranty Procedures & The RWC Warranty Booklet for further details.
  - **If using ice melt on concrete, be sure it is a concrete safe calcium based product and nothing that contains salt/sodium**

## Additional Information

- Your **GE Appliances** has a (1) Year Warranty direct through GE. For more information, visit <https://www.geappliances.com/ge/service-and-support/service> or call 1-800-GECARES. We also recommend you register your appliances at [www.geappliances.com](http://www.geappliances.com)
- Your Project Manager has already shown you the locations of the **electrical panel, water shut off** and **gas shut off valves** in case of emergencies. If you plan to be away for longer than a week, it's best to turn the water off. If an outlet(s) or lights are not working, please check the GFI and the electrical panel to see if anything has tripped prior to contacting the warranty department.
- When needed, we recommend using a dehumidifier in your basement.
- Visit our Website for Further Maintenance Tips: <https://www.tuskeshomes.com/blog/>