

## Home Maintenance Recommendations

By properly maintaining your home you will greatly extend its life and lower the expenditures on your investment. This Checklist is by no means all-inclusive but lists minimum maintenance guidelines and recommendations. By performing these recommended maintenance items, you will ensure your further enjoyment of your new JMC Home.

### **The Purpose of This Guide**

This maintenance guide will aid you in caring for your new home. It is a definition and schedule of the primary maintenance tasks and preventive maintenance procedures required to keep your property in optimum condition.

Cost effective maintenance includes attending to immediate maintenance needs and to the implementation of a comprehensive preventive maintenance program. Preventive maintenance is important in extending the life and maintaining the aesthetic appearance of the physical components of your home and property. This is essential in maintaining value of your new home.

### **Limitations**

The intent of this guide is to identify the major physical components included in your property, and to describe the ordinary maintenance required for these components.

However, since it is not possible to foresee every potential maintenance need that might arise, this guide is not “all encompassing” and should not be considered as the sole source of information about maintenance requirements for your home. However, used in conjunction with all other industry information and expert advice available, it will provide a good basis for strategic planning.

### **Considerations**

This guide was written with consideration for normal usage in average environmental and weather conditions. However, preventive maintenance is never fully predictable. It is subject to all types of unusual weather conditions, normal use (abuse or otherwise), vandalism, and the unexpected.

Therefore, the schedule requirements within this document sets forth general requirements and will need to be adjusted to compensate for either adverse or exceptional conditions and household use.

The maintenance considerations, required inspection program and maintenance specifications included in this document are meant to be requirements. These requirements will assist you in monitoring the growth, health and changing requirements of your property and allow maintenance practices to be adjusted to obtain the best results that can be reasonably expected, given the conditions which exist at your property.

Due to the many variables involved, these requirements are intended as a starting point for the development of a long-term maintenance program.

### **The Importance of Preventative Maintenance**

California State Law requires homeowners perform home maintenance in order to retain your full rights to require your builder to remedy a construction defect. Preventive maintenance also saves you money and time. Property values tend to be higher with proper maintenance.

## Recommended Home Maintenance Checklist

### Winter (December, January, February)

- Change/ clean air filters (incl. kitchen hood vent and/or microwave, dryer hose and dryer vent)
- Check caulking at all exterior penetrations and interior plumbing fixtures; toilets, sinks, showers.
- Check for leaks at all interior water sources; tubs, showers, sinks, toilets, etc.
- Make sure windows are closed and secured for upcoming rainy season and make sure weep holes are clear of debris
- Clean debris around all drain inlets/outlets in front and back yard areas
- Check sprinkler timer and adjust as necessary. Make sure water does not spray onto home
- Test GFCI outlets
- Test smoke/carbon monoxide detectors; change batteries as necessary
- Run water down all unused drains; exterior baths & laundry rooms, etc.

### Spring (March, April, May)

- Change/clean air filters (including kitchen hood vent and/or microwave, dryer hose and dryer vent)
- Check caulking at all exterior penetrations and interior plumbing fixtures; toilets, sinks, showers
- Check for leaks at all interior water sources; tubs, showers, sinks, toilets, etc.
- Clean debris around all drain inlets/outlets in front and back yard areas
- Check watering times and adjust as necessary. Make sure water does not spray onto home
- Test GFCI outlets
- Test smoke/carbon monoxide detectors; change batteries as necessary
- Clean debris from gutters and downspouts (using a professional cleaning company is recommended)
- Have air conditioning unit serviced by a licensed contractor; do a start-up to make sure it is functioning properly.
- Clear bushes, trees, weeds from around the home
- Run water down all unused sewer pipes, unused drains; exterior baths and laundry rooms, etc.
- Inspect roof for damage/debris. Do this with a professional licensed contractor who is both bonded and insured. Refer to the roofing subcontractor listed in your Home Care Guide Book

## Recommended Home Maintenance Checklist Continued

### **Summer (June, July, August)**

- Change/clean air filters (incl. kitchen hood vent and/or microwave, dryer hose & dryer vent)
- Check caulking at all exterior penetrations and at interior plumbing fixtures; tubs, sinks, showers, toilets, etc
- Clean debris around drain inlets/outlets in front and back yard areas
- Check watering times and adjust as necessary. Make sure sprinklers are functioning properly and water does not spray onto home
- Test GFCI outlets
- Test smoke/carbon monoxide detectors and change batteries as necessary
- Run water down all unused drains; exterior baths and laundry rooms, etc.

### **Fall (September, October, November)**

- Change/clean air filters (incl. kitchen hood vent and/or microwave, dryer hose & dryer vent)
- Check caulking at all exterior penetrations and at interior plumbing fixtures; tubs, sinks, showers, toilets, etc.
- Clean debris around drain inlets/outlets in front and back yard areas
- Check watering times and adjust as necessary. Make sure sprinklers are functioning properly and water does not spray onto home
- Test GFCI outlets
- Test smoke/carbon monoxide detectors and change batteries as necessary
- Clean gutters, downspouts and debris from roof
- Check heater to make sure it is functioning properly and to ensure operation for upcoming winter months
- Protect pipes from freezing weather by winterizing all exterior water pipes
- Clean debris from window weep holes
- Run water down all unused drains; exterior baths and laundry rooms, etc.
- Have your fire extinguishers professionally checked

FAILURE TO FOLLOW MAINTENANCE BY THE BUILDER'S AND MANUFACTURER'S RECOMMENDATIONS MAY VOID YOUR WARRANTY AND RELIEVE THE BUILDER AND MANUFACTURER OF A DUTY TO RESPOND TO REPAIRS. REFER TO YOUR GENERAL DISCLOSURE AND CONTIGUOUS AREA REPORT AND YOUR POST-CLOSING RIGHT TO REPAIR ACT THAT YOU SIGNED AT THE TIME OF PURCHASE.