Homeowners Maintenance Checklist

MARACAY

MAINTENANCE ITEM	PURPOSE	ACTION	MONTHLY	QUARTERLY	SEMIANNUALLY	ANNUALLY	EVERY OTHER YEAR	AS NEEDED
AIR CONDITIONER FILTER	Helps your home's AC units cool and clean the air more efficiently.	Change the filter each time you pay your electric bill. We recommend using a MERV 8 filter.	●					
SINK/DRAIN INSPECTION	Prolongs the life and beauty of your cabinets.	Check under the sinks for evidence of leaks.	●					
LANDSCAPING & IRRIGATION	Eliminates excess watering, staining of exterior and block walls, and/or dry rot of structure.	Direct water spray properly. Do not over-water next to home or block wall foundations. Protect frost- sensitive plants when temperatures approach freezing. Cover your landscaping backflow preventer to protect it from frost damage. Landscaping around the home will keep rain water flowing off the roof from splashing mud onto the sides of the home, which can permanently stain the paint. Stained paint is not a warrantied item.*		●				
CAULKING KITCHEN/BATHROOM	Prevents leaks, dry rot, mold and mildew.	Seal joints that are subject to being exposed to water. Inspect and repair as needed countertops, sinks, shower doors and enclosures, tub enclosures and cultured marble.			●			
AIR CONDITIONER CONDENSATE	Helps prevent costly water leaks within the home.	Water should always drip from the bottom condensate pipe. If you notice water dripping from the upper pipe, the primary line (lower pipe) may be clogged. Seek attention from a qualified HVAC contractor promptly.*			●			
CERAMIC & STONE FLOORING	Maintains the appearance of tile and grout, prevents leaks in showers & baths.	Repair cracked grout around the baseboards or door thresholds with grout caulk. Cracked or missing grout in the middle of the floor should be touched up with regular grout. Remember to only use a PH- neutral stone cleaning product for your stone floors. Grout is porous and can stain. Vacuum, then mop with clean water. Do not use steam cleaners, as they will soften grout over time.			◐			
DOOR WEATHER STRIPPING	Sustains your home's energy efficiency.	Check the weather stripping around all four sides and adjust, repair or replace as needed.			◐			
GATES	Retains privacy and security.	Paint metal, adjust and lubricate gate hinges and latch, as needed.*			●			
GARAGE DOOR SYSTEM	Promotes smoother, less noisy operation, extends the life of the system.	Lubricate regularly per manufacturer recommendations. Test downward force setting & safety eye beams to help ensure safety and/or eliminate potential for costly damage to vehicles. For further information please consult a professional.			◐			
AC & FURNACE OPERATION	Keeps your heating and air conditioning systems running efficiently.	Operate the air conditioning system in early spring before temperatures are uncomfortably high, and the furnace in early fall before temperatures drop. If systems do not function properly, seek the help of a professional. Additionally, hire a professional to perform an annual inspection and tune up.			◆	◆		
COUNTERTOPS	Maintains the beauty of your granite and engineered stone.	Cleanse regularly with an appropriate, neutral-PH stone cleaner and seal annually. Do not sit on or place a heavy weight on counter tops, as even stone may break.				●		●
BLOCK WALL	Retains privacy and security and prolongs the life of the block wall.	Inspect and repair minor cracks and paint as needed. Maintain grading so that water flows away from walls. Constant contact with water will deteriorate walls.*				◐		
WALK OUT DECKS & PATIO ROOFS	Extends deck life & helps avoid costly water damage to the building components below	Inspect deck surfaces & patio roofs for cracks in coating and loose boards.. Make minor maintenance and repairs as needed.				◐		
DRYWALL (CRACKS & NAIL POPS)	Helps with the home's overall aesthetics and appeal. Improves appearance of finished interior wall surfaces.	Avoid large air temperature swings in your home, which can create drywall cracks and nail pops. Set nails, fill cracks with drywall compound, caulk corners and paint as needed.				◐		
EXTERIOR FACIA & DOOR TRIM	Improves appearance, extends major maintenance periods and reduces chances of water intrusion that may lead to mold and mildew.	Caulk and paint to keep your home water-tight. Inspect annually, then repair and/or paint as needed.*				◐		
FOUNDATION	Contributes to the overall health of the home.	Check for standing water at foundation. Do not dam flow of water on side yards with sidewalks, curbing or other materials. Repaint any flaking or peeling paint. Hairline cracks are normal. Fill and repair cracks as needed. Contact a professional for any cracks larger than 1/4".				◐		
GUTTER & DOWNSPOUTS	Prevents water overflow onto walls, prevents eave leaks, extends gutter life.	Inspect and clean safely by using the correct ladder.*				◐		
PLUMBING SHUTOFF VALVES	Ensures proper operation, keeps your whole-house water shutoff and irrigation backflow valves in prime working order.	Close valves, then open again. This helps reduce the occurrence of hard-water mineral buildup that can lock valves in place after years of not being used.				●		
SLIDING GLASS DOOR & WINDOWS	Keeps doors and windows sliding freely.	Clean lower door and window tracks with a vacuum so they will operate efficiently and glide smoothly. Properly lubricate window and door tracks with Pledge to help them perform better. Pledge is friendly to vinyl and helps repel the dust that interferes with proper opening and closing.				◐		
SINK TRAP	Avoids backups and plugged drains, promotes sanitation and reduces odors.	Use only cleansers recommended by the manufacturer and be careful not to damage sink or drain finishes. Occasionally, removing and cleaning the P-trap may be necessary.				◐		
SMOKE ALARM BATTERIES	Keeps smoke alarms in working order.	Replace the battery in every alarm annually and clean according to manufacturer recommendations.				◐		
STUCCO	Improves appearance and extends the life of the stucco.	Inspect, touch up and paint as needed. Hairline cracks are normal in stucco, caused by large seasonal temperature and humidity changes. Prompt repair of damaged stucco will extend the life of the stucco system.*				◐		
TERMITES	Prevents structural damage through early detection and treatment.	Watch for signs of infestation, including termite shelter tubes and hollow wood. If found, have a professional treat promptly. Each Maracay Home comes with a 5 year termite warranty. It is recommended to have the home retreated for termites every 5 years.*				◆		
WATER HEATER (PARTIAL DRAIN)	Extends water heater life, provides more efficient operation, uses less energy.	Drain a portion of the water to help remove sediment buildup on the bottom of the unit, making it run more efficiently. Contact a plumber for any leaks or water discharge from the temperature and pressure release valves. If you have a tankless water heater, please familiarize yourself with its specific maintenance procedures, as they differ from those of traditional water heaters.				◐		
ROOF INSPECTION/MAINTENANCE	Detects and corrects conditions that can lead to leaks and premature roof replacement.	Hire a professional to inspect your roof every other year or after any storm damage. Roof damage from storms is not covered under warranty. Avoid walking on roof tiles. Areas of your roof that are not covered with roof tiles, such as patios, receive punishing sunlight each and every day. Promptly fixing sun-damaged areas will save you costly future repairs.*					◆	
EXTERIOR PAINT	Helps improve home's appearance.	Inspect and repaint as needed. (Arizona homes typically need to be repainted every 5 – 7 years.) Your home was painted with Frazee or Sherwin Williams paint. For the best possible color match, please visit your local home improvement store. Exposed wood may need more frequent touch up.*						●
GRADING & DRAINAGE	Maintains compliance with city-approved grading plans.	Inspect for standing water that remains 48 hours after a storm. Do not plant trees, flowers or shrubs close to the foundations of your home or block wall. Any alteration to the grading and drainage on your lot may void part or all of your warranty. Large storms will erode soil from the back yard, which will cause areas of ponding. Soil erosion is a maintenance item and not warrantied. Placing landscape rock on side yards helps to minimize erosion by slowing runoff water, and reduces the occurrence of rain water splashing mud that can stain the home.*						◐
TOILETS	Saves water and provides piece of mind.	Look and listen for running water. Check all seals and tubing in tank for corrosion. Failure to maintain the toilet's water level may lead to an overflow situation if the toilet becomes plugged. Regulate the water level with the adjustment screw in the government-mandated 1.6 gallon flush toilets.						◐
PAINT TOUCH UP	Keeps painted surfaces looking fresh and new.	Use your touch up paint along with a clean brush to minimize marks on painted surfaces inside and outside the home caused by accidental bumps and nicks. For best results, use a light coat of paint over the area with a feathering action to blend with adjoining areas.						
CONCRETE PAVERS	Maintains attractive appearance and proper performance.	Inspect pavers for signs of wear. Rain water from the roof or gutters, power washing or leaf blowing will erode the sand between the pavers. The sand helps keep the pavers locked in place. Periodically add sand and sweep the excess to help keep your pavers looking and performing great. Do not drive over the edges or allow heavy commercial vehicles on the pavers.*						●

● Easy
◐ Some Skill Required
◐ Instruction Recommended
◆ Contact a Professional

MaracayHomes.com/warranty

*Multi-Family Homes – After 1 year, Call HOA for Repairs & Maintenance

This maintenance guide does not include all features and options available in all homes. Some items may not be applicable for the type of home and home features you have. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. A link to a third-party website does not imply endorsement of that site nor any ability to control that site's privacy practices. For full details consult all guides, warranties and literature, as well as specific appliances warranties and manuals. Final Subdivision Disclosure Report (Public Report) is available at the AZ Real Estate Department's website. Our name and the logos contained herein are registered trademarks of TRI Pointe Group, Inc. and/or its subsidiaries. ROC No. 172120. AZ Broker, Maracay Realty, LLC (AZ DRE# LC538443000) © 2019 Maracay Homes, LLC, a member of the TRI Pointe Group. All rights reserved. 02.21.19